



CITY OF SAINT PAUL

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January 3, 2019

GWYNNE EVANS  
455 GRAND AVE LLC  
1405 SUMMIT AVE  
ST PAUL MN 55105-2240

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

RE: 455 GRAND AVE  
Ref. # 117155

Dear Property Representative:

Your building was inspected on January 2, 2019.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed and the building must remain vacant until inspected and approved by this office.

**CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.**

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

**DEFICIENCY LIST**

1. Main House - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.  
-Building is condemned due to the lack of basic facilities (heat). Occupants were using unapproved fuel heater and stove to keep warm. Immediately restore heat.

2. Carriage House - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-Partial collapse of the East side wall in the Carriage House. Entire structure must be evaluated by a structural engineer. Submit report to this office. **BUILDING IS UNSAFE FOR ENTRY AND MUST NOT BE USED.**
3. Exterior - Retaining Wall - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.  
-Retaining wall is crumbling. Rod iron fence is also in need of repair. Ensure temporary strapping remains in place until repairs are made.
4. Exterior - Carriage House - SPLC 34.09 (1)(2), 34.33 (1) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.  
-Carriage house has apparent foundation and wall issues. You can see through to daylight on the outside walls due to splitting and shifting of the home. Work done may need to be done under permit.
5. Main House - Throughout - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.
6. Main House - Upstairs Bedroom - MSFC 308.1.5 - Open flames such as from candles, lanterns, kerosene heaters, and gas fired heaters shall not be located on or near decorative materials or combustible materials.  
-Kerosene heater being used in upstairs bedroom.
7. Main House - Upstairs Kitchen - MSFC 603.7 - Immediately cease using the stove or oven for heating.
8. Main House - MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit.  
-Work being done in the main level kitchen requires a building permit. Contact a licensed contractor to pull the proper permits for the work being done.
9. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: [adam.powers@ci.stpaul.mn.us](mailto:adam.powers@ci.stpaul.mn.us) or call me at 651-266-8982 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Adam Powers  
Fire Inspector  
Ref. # 117155

cc: Housing Resource Center  
Force Unit