

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION STAFF REPORT

ADDRESS: 777 6th Street E.

INVENTORY NUMBER: RA-SPC-2791

APPLICANT: Ruby Nguyen

DATE OF APPLICATION: November 16, 2020

HPC SITE/DISTRICT: Dayton's Bluff Preservation District

DISTRICT PERIOD OF SIGNIFICANCE: 1857-1930

SITE CATEGORY: Contributing **SAINT PAUL WARD:** 7 **DISTRICT COUNCIL:** 4

ZONING: RT1 **PROPOSAL:** Siding, window and rear porch work

STAFF: George Gause

A. SITE DESCRIPTION:

Built in 1889, this house is part of eight houses known as Keller Row. This row along the north side of the block retains integrity of massing. Although many of these houses have been modified with various alterations. Keller Row was built by the Keller family who commissioned 8 houses by Edwin Radcliffe in 1889. This is row house #6, commissioned by the widow of the lumber baron John M. Keller. Their son, Louis S. Keller, was the foreman of the construction. It is a two and one-half story, late Queen Anne style residence with clapboard siding. The front porch has been enclosed and covered with an asphalt veneer prior to designation of Dayton's Bluff historic district. Other structures in Keller Row have been covered with asbestos siding (771 and 765) and vinyl siding (773 and 779). There are no records as to when this work was done.

B. BACKGROUND:

At the October 19, 2020 public hearing, the Commission reviewed a series of restoration projects required to satisfy a Certificate of Occupancy inspection that were began without HPC review or approval. Vinyl siding and replacement windows were unanimously denied by the commission. It was stated that, *"project needs to be assessed and move forward, correctly."*

C. PROPOSED WORK:

Siding: Currently, the wood siding has been removed from the structure. The applicant is proposing smooth cement-fiberboard siding be installed in a 4" reveal to match the original siding.

Windows: The round arch window and a multi-window on the east façade have both been altered and replaced. The applicant is proposing to reconstruct these windows back to the original configuration. Both window types exist on other Keller Row houses and are examples for reconstruction dimensions. Applicant proposes using a clad material for durability and maintenance.

Egress: A new window is required by code for bedroom egress on the west façade of the house. The drawing submitted by the applicant shows a new window where one currently exists. After clarification from the applicant, the new window will be on the wall just forward of the existing window on the first floor.

City inspections reviewed the rear porch of the structure and determined that it is unsafe and deteriorated to the point that it must be removed. Reconstruction of the porch would require review prior to construction, this includes structural plans for a new rear porch. Porch is on the rear of the structure and not visible from the public way.

D. GUIDELINE CITATIONS:

Sec. 74.89. Restoration and rehabilitation

Guideline	Meets Guideline?	Comments
<p>(b) Exterior surfaces—Walls: Wood sided.</p> <p>(1) Repair. Wooden siding should be maintained with paint or stain. Deteriorated wooden siding should be replaced with new material resembling the original in width, thickness and profile, and texture. New siding should be installed with the weather (exposed surface) identical to the original. Appropriate corner boards, frieze boards, drip caps and other features should be included with replacement siding.</p>	No	Wood siding was removed without a permit. Applicant is proposing cement fiberboard configured to match the original siding.
<p>(b) Exterior surfaces—Walls: Wood sided.</p> <p>(2) Vinyl and aluminum siding; other manufacture products. Buildings originally clad in wooden siding should not be resurfaced with brick, stucco, artificial stone or brick veneer, hardboard, or vinyl or aluminum siding. The commission may consider the following exceptions to the installation of vinyl ...on a case-by-case basis:</p> <p>a. In cases where existing asphalt, asbestos, aluminum or vinyl siding is to be removed and where the underlying original siding and decorative features are found to be significantly deteriorated.</p>	Yes/No	The spirit of the guideline is that wood siding should be retained and repaired, where possible. If not, new siding should match the original, but does not necessarily need to be the same material.
<p>(d) Windows and entries:</p> <p>(1) Windows: Many of the historic windows of Dayton's Bluff have double-hung sash and vertical orientation. Windows are important design elements and establish the visual rhythm, balance and general character of the facade. Any alteration, including removal of moldings or changes in window size or type, can have a significant and often detrimental effect on the appearance of the building as well as on the surrounding streetscape.</p> <p>a. Size and shape. Existing window openings should be retained. Window openings should not be enlarged or reduced to fit new units. New window openings should not be introduced into principal elevations.</p> <p>b. Sash. The size and number of panes of glass in each sash should not be altered. New sash, if installed, should duplicate the existing or other appropriate historic models. Crank-out or sliding units are not appropriate replacement for double-hung sash.</p> <p>c. Trim. Historic window casings should be retained wherever possible; if replacement is necessary, the original profile should be replicated.</p>	<p>Yes</p> <p>Yes</p>	<p>The owner has agreed to replicate the altered windows back to the original configuration.</p> <p>New egress window should match the other existing windows and it will not be on a primary façade.</p>

- Continued -

Sec. 73.06. Review of Permits

Guideline	Meets Guideline?	Comments
<i>(g). Emergency repair. In emergency situations where immediate repair is needed to protect the safety of the structure and its inhabitants, the city building official may approve the repair without prior heritage preservation commission action. In the case of a permit issued pursuant to this paragraph, the city building official shall immediately notify the heritage preservation commission and specify the facts or conditions constituting the emergency situation.</i>	Yes	The rear porch has been determined to be unsafe and must be removed. Any reconstruction of the porch would require review.

E. STAFF COMMENTS:

Work on the property has occurred. The altered or removed components are not available to be reinstalled or restored. The City has some punitive actions that can be taken for work without a permit and will discuss those actions.

Materials

On siding, the Dayton's Bluff guidelines are inconsistent. Guideline B1 says if the house was wood sided originally, then deteriorated wood siding should be replaced with wood. Guideline B2 says that if artificial siding is currently on the house and the wood siding underneath is deteriorated or gone, then the commission could consider an alternative material. The spirit of the guidelines seems to be that when the wood siding is gone a matching material, which is not necessarily wood, could be considered.

Wood is preferred, but cement fiberboard has been used in the districts and is a sustainable material. Individual clapboard material in a 4" reveal would be necessary to result in replicating the original siding material.

An aluminum wrap is proposed for trim. This should be cement fiberboard material that replicates the appropriate trim size/style for the structure. Again, the other seven structures along Keller Row can be used for examples.

Dayton's Bluff guidelines for windows discuss the overall look of windows, but nothing about materials. The only discussion of materials is for storm windows "*should have a baked-enamel finish*". Clad materials are not addressed by the guidelines and it is assumed that was to be equitable to the community. The replacement window would need to have an appropriate profile and proportions as the original windows.

The two windows that were altered, still exist on sister houses along the block. Those window configurations could be used for dimension and style standards in reconstructing the two window sets along the east façade.

Code Requirements

In order to achieve a Certificate of Occupancy on the residence, the deficiencies with siding and windows need to be addressed. Most issues are amendable to our guidelines and restrictions, except bedroom egress. The new window proposed for egress should match the other side windows in size, style and trim. It is not a primary façade and there are limited visual opportunities due to the proximity of the neighboring structure.

- Continued -

City Permit

The City permit #20-067591 issued on August 31, 2020, describes the approved work as ‘*remove and reconstruct rear entry stair*’, but in the details area of the permit it states ‘yes’ to siding and window work. No other details are provided. It is assumed that this was just a mistake, but this language is confusing and could be misconstrued as being approved with this permit.

Stewardship

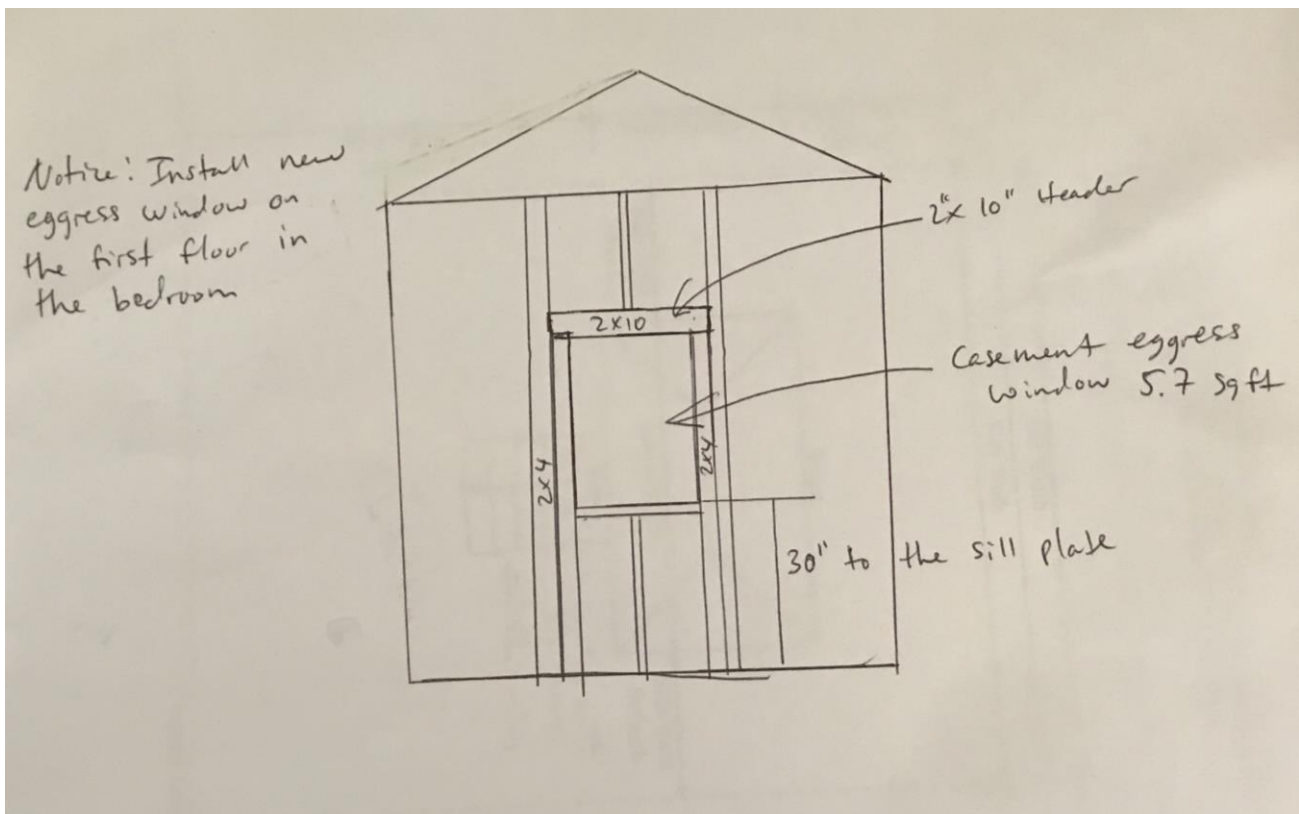
Keller Row is an important architectural feature to Dayton’s Bluff, but only retains integrity in mass and scale. Most structures have been altered over the years but do maintain integrity of massing and scale. While a full restoration of the structure to return the detail like 767 6th Street East is ideal, it is not practical for all property owners. Moving a property closer to original status while maintaining the structure until a restoration can occur should be the focus.

F. SUGGESTED MOTION:

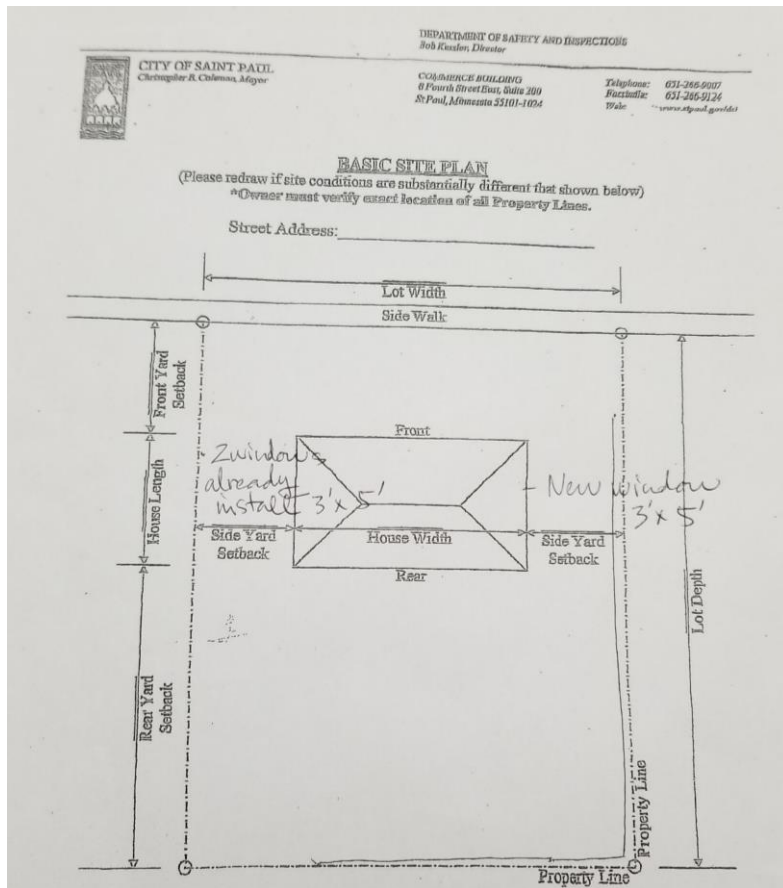
I move to approve the application for replacement of siding and windows at 777 6th Street East as per the findings of fact and condition in the draft resolution, presented testimony, submitted documentation and information provided in the staff report.

- End -

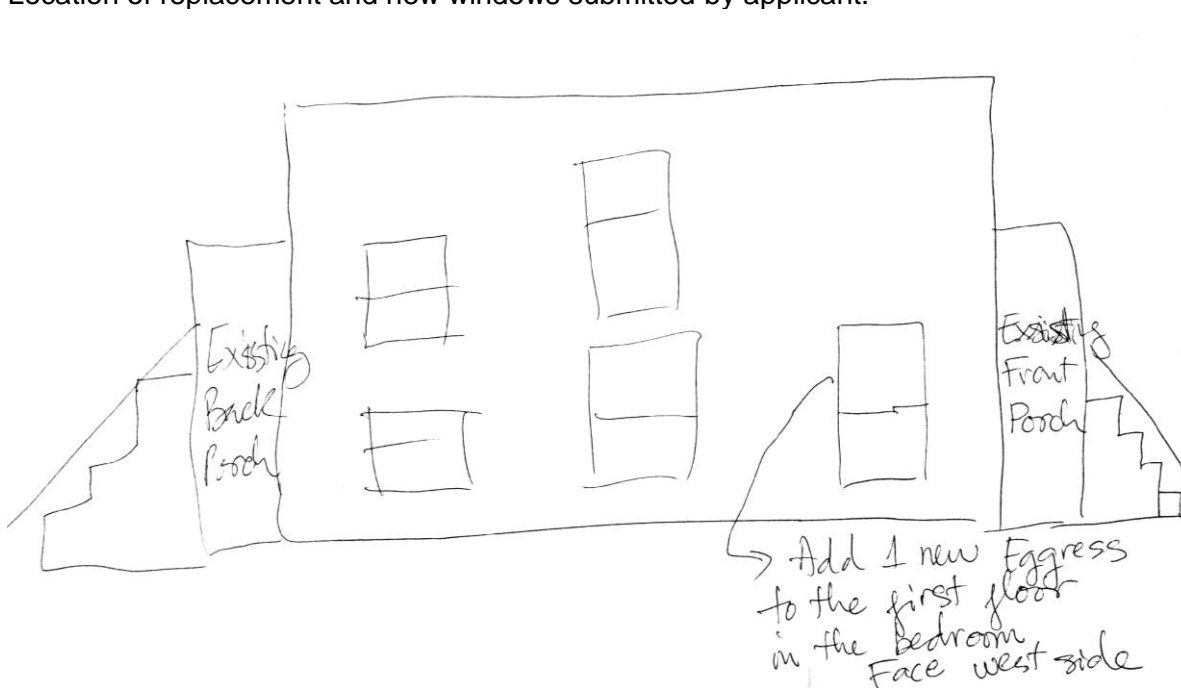




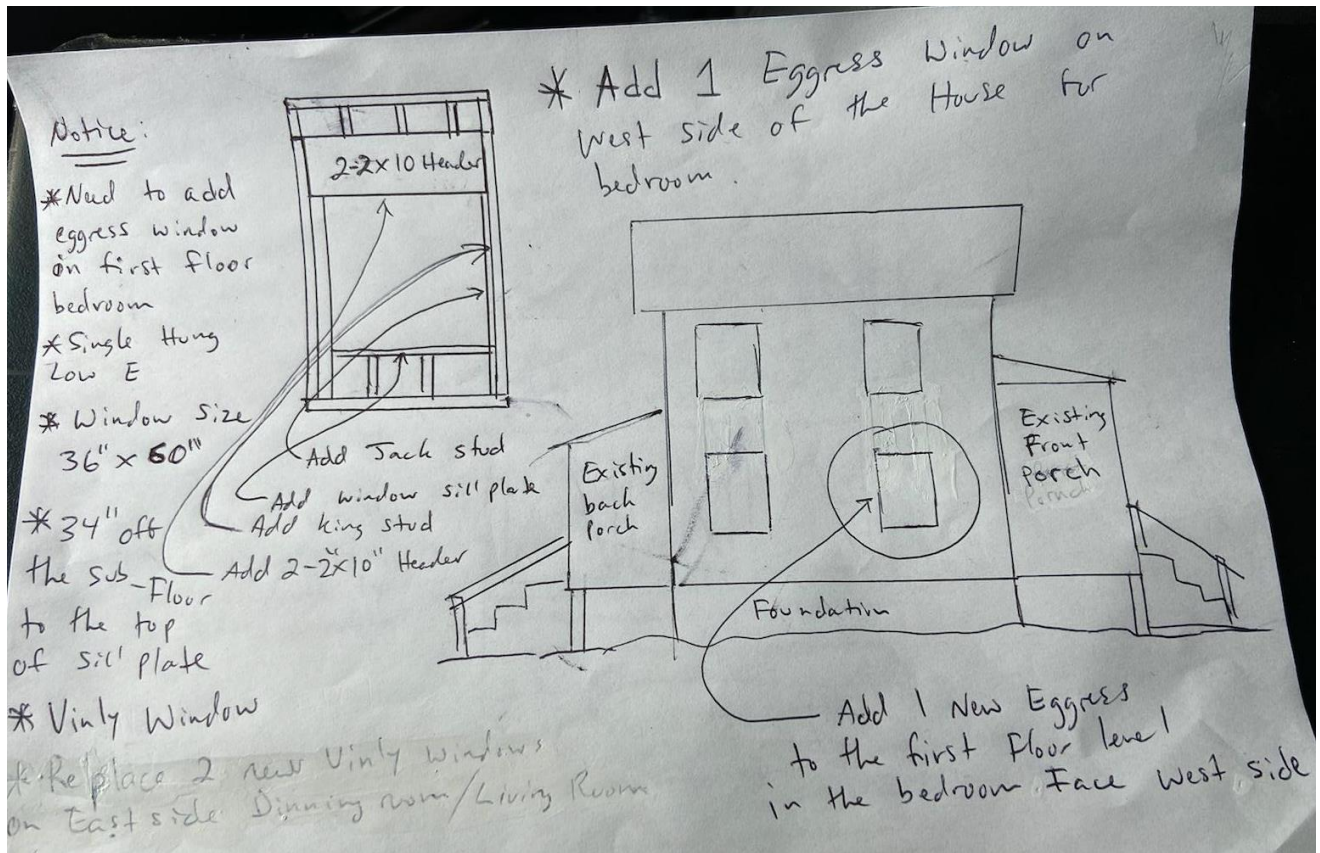
New Egress plan submitted by applicant (structural plan required for building permit)



Location of replacement and new windows submitted by applicant.



New egress window placement submitted by applicant-update from below plan



Original new egress window placement submitted by applicant

Notice: Proposal for New Siding

* Cement b
* To be used

- Fiber Cement board siding
- 4" Max Reveal
- All Existing Windows to be wrap using Aluminum coil on Existing 1x6" wood white color
- Outside Corner to be wrap with aluminum coil. white color
- Aluminum Soffit and fascia



- Used Aluminum to wrap the 1x6" (white)
- Used Aluminum to wrap outside corner (white)
- Used Aluminum to wrap the 1x6" under neath the soffit
- All windows to be used Aluminum to wrap the 1x6" around the windows (white)
- the whole House to be used Fiber Cement board at 4" reveal

Siding plan as submitted by applicant



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

November 3, 2020

Hank Trung Cu
1215 HAWTHORNE AVE E
ST PAUL MN 55106USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 777 6TH ST E
Ref. # 115063

Dear Property Representative:

Your building was inspected on November 2, 2020, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code.

A reinspection will be made on November 30, 2020 at 1:40 PM or the property vacated.

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

DEFICIENCY LIST

1. Exterior - Back Stairs - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-The back-entry stairs are in disrepair and are unsafe to use. The stringers are cracked and damaged. The area under the back stairs has members and components that are part of the stairs that is rotted, damaged and broken. Bring the stairs up to code. The stairs are loose and unsecured. A permit is required for this work.
2. Exterior - Back Yard - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion. -The entire back yard is dirt.

An Equal Opportunity Employer

3. Exterior - Building - 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.
All around the house, there are various spots that have multiple damages. There is peeling paint, holes in boards, holes in soffits, holes in fascia, rotted boards, discolored and unprotected surfaces, broken wood panels and missing corner cover panels.
4. Exterior - Parking Surface - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-The parking surface is no longer maintained and the asphalt surface is damaged.
5. Exterior - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
On the back side of the house, there is a window with a rotted and damaged sill. Part of the frame is also damaged.
6. SPLC 40.06 Suspension, revocation and denial. (a) Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor: (3) If it is found upon inspections of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations:-**The Fire Certificate of Occupancy has been revoked due to failure to comply with the Legislative Hearing Officer's orders.**

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 this order.

If you have any questions, email me at: Efrayn.Franquiz@ci.stpaul.mn.us or call me at

651-266-8955 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz
Fire Safety Inspector

Ref. # 115063

Date: October 20, 2020
File #: 13 - 167620
Folder Name: 777 6TH ST E
PIN: 322922110092



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CITY OF SAINT PAUL HERITAGE PRESERVATION COMMISSION RESOLUTION

ADDRESS: 777 6th Street East

DATE: November 16, 2020

Memorializing the Saint Paul Heritage Preservation Commission's November 16, 2020 decision to deny the application for replacement of siding and windows began without review or a permit.

1. On July 23, 1992, the Dayton's Bluff Heritage Preservation District was established under Ordinance No. 17942 (Council File #92-900). The City of Saint Paul shall protect the architectural character of heritage preservation sites through review and authorization or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. Work has occurred without required review or approval as per *Saint Paul Legislative Code Chapter 73 §73.06(e) Review of Permits*.
3. The building permit #20-067591 issued on August 31, 2020 describes the approved work as 'remove and reconstruct rear entry stair', but also states 'yes' to siding and window work.
4. The work of this approval is to correct areas of historic material that have been previously removed or altered. Any disturbance of historic/original materials will require a new application.

NOW, THEREFORE, BE IT RESOLVED, the Heritage Preservation Commission approves the application for installation of siding and windows.

1. Any changes or additions to the work scope will require further review by Heritage Preservation (HP) staff. Changes should be sent to applyHPC@stpaul.gov or (651) 266-9078.
2. Wood or cement fiberboard shall be a smooth face material void of any simulated wood grain pattern or rough, unfinished appearance. All exposed exterior siding should be smooth and free of knots, rough, unfinished appearance and other imperfections. Siding shall be painted within 6 months.
3. T-111, MDF, Masonite materials and panel siding are not approved siding types for use.
4. Exterior siding must match the style, rhythm, and color of the existing.
5. Exterior siding material shall have a reveal of a maximum of 4 inches of exposure.
6. Only windows that have been previously replaced shall be replaced.
7. There shall be no changes made to the existing window opening size.
8. Windows should not have brick mold casings.
9. Only factory installed exterior glass muntins shall be used. Interior muntins are not allowed.
10. Glass shall be clear, void of tint, color, or reflection.
11. The replacement windows shall match the size, style, profile, and configuration of the existing windows.
12. The one new egress window shall match the size, style, profile, and configuration of the existing windows.
13. Authorization is written in conjunction with and referencing submitted application and plans. Conditions of this authorization MAY supersede any contradictory notes or schedules found on project description or drawings. This authorization is VOID if the approved description or plans are altered.
14. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision. This authorization does not constitute or recommend a hardship.
15. Further permits and authorizations may be required. This authorization signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this authorization.
16. HPC staff shall be contacted for a site visit at the 10 % completion stage to review the work and results. Work shall not progress beyond the 10% stage without staff sign-off.
Staff _____ Date _____
17. HPC staff shall review and approve final new replacement windows prior to installation.
Staff _____ Date _____

MOVED BY:

SECONDED BY:

IN FAVOR

AGAINST

ABSTAIN

Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 14 days by anyone affected by the decision. This resolution does not obviate the need for meeting applicable building and zoning code requirements.

**BUILDING PERMIT**

PERMIT#: 20 20 067591
Issued Date: August 31, 2020

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR:

HANK T CU
1119 EAST RIVER RD
MINNEAPOLIS MN 55414-3106

OWNER:

HANK T CU
1119 EAST RIVER RD
MINNEAPOLIS MN 55414-3106

PERMIT ADDRESS:

777 6TH ST E
ST PAUL MN 55106-5168

Inspector: Clint Z.

Phone: 651-266-9029

Schedule Inspection:
7:30- 9:00 AM Monday - Friday

SUB TYPE: 2- Family/Duplex

WORK TYPE: Remodel

Remove and reconstruct rear entry stair.

State Valuation	\$20,000.00	Structural Work?	No Structural Work
Interior/Exterior?	Exterior Only	Interior Remodel- Res.Scope	N/A
Exterior Repair Work (R)	Misc.Minor Repairs	Primary Occupancy Group	IRC- 1
Primary Construction Type	V- B	Contractor Name	Hank T Cu
Application Method	Walk- in	Date Received	Aug 12, 2020
# of Existing Dwelling Units	2	# of Dwelling Units Worked On	2
Final # of Dwelling Units	2	Would you like to submit project plans electronically? (If yes, you will receive	No
Residing	Yes	Windows (Replacement)	Yes
Valuation Override	No	Proposed Primary Use (2-Family)	R- Duplex
Existing Primary Use (2-Family)	R- Duplex	# of Squares Siding	18
# of Windows	3	Plan Number	V- 2020- 1315

FEES

Permit Fee	443.15
Plan Check Fee	35.00
Surcharge B	10.00
TOTAL	\$488.15

STAIRS (RESIDENTIAL)

7 1/2" MAXIMUM RISE 10" MINIMUM TREAD
 36" MINIMUM WIDTH 6'-8" MINIMUM HEADROOM
 4 OR MORE RISERS REQUIRE A GRIPPABLE
 HANDRAIL 1 1/4" TO 2" DIAMETER

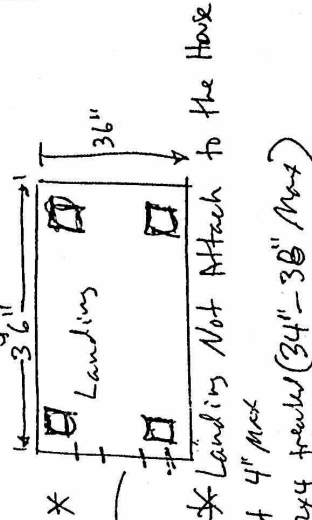
Existing
House

Notice: Build a stairway

*treated wood

*treated post

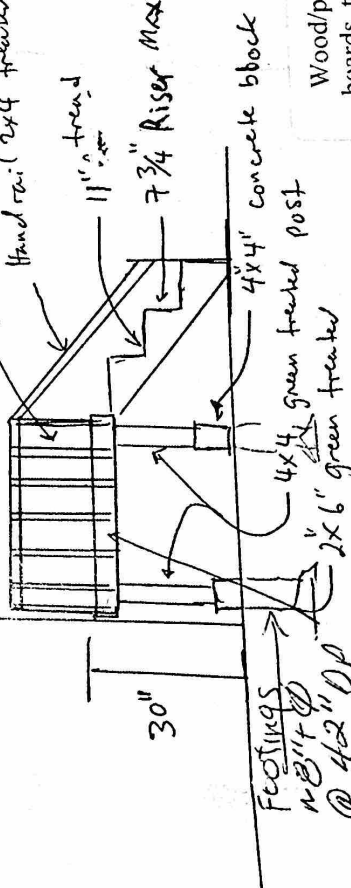
* Floating Deck with stairway



* Landing Not Attach to the House

* Landing at 4" Max

* Handrail 2x4 treated (34"-38" Max)



Wood/plastic composite exterior deck boards, treads, handrails and guardrails shall comply with the provisions of ASTM D 7032 and be installed in accordance with the manufacturer's instructions.

GUARDRAIL REQUIRED - MINIMUM 36" HIGH
 WITH MAXIMUM 4" BETWEEN INTERMEDIATE
 RAILS (INDIVIDUAL DWELLING UNITS OR
 WITHIN APARTMENTS UNITS)

Reviewed plans must remain on job site until final inspection approval.

Separate permits required for all trade work. Plumbing, Mechanical, Electrical, Warm Air...etc.

All footings must be supported on undisturbed natural soils or engineered fill and constructed in accordance with the provisions of Section R403 of the 2020 MN Residential Code.

777-6TH St. E.

CITY OF ST. PAUL
REVIEWED FOR CODE COMPLIANCE

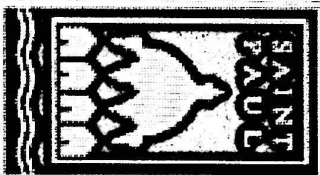
ARCHITECTURAL V-20-1315

DATE 08/31/2020 547

STRUCTURAL _____

DATE _____

20-067591



BUILDING PERMIT

PERMIT #: 20 20 067591
ISSUED DATE: 08/31/2020

JOB SITE ADDRESS:

777 6TH ST E

CONTRACTOR:

Hank T Cu
PHONE: 612-801-5179

TYPE OF WORK:

2-Family/Duplex - Remodel

BUILDING INSPECTOR: Clint Z.

PHONE: 651-266-9029

CALL BY 7:30 AM Monday - Friday for inspection

MINIMUM INSPECTIONS REQUIRED

1. Erosion control, soil, footings, foundation, and reinforcement as specified
2. Rough-in for all trades prior to framing inspection
3. Framing - prior to covering structural members
4. Insulation and vapor retarder prior to covering
5. Sheetrock that is part of a fire-resistive or sound assembly
6. Final - prior to occupancy

INSPECTION APPROVALS

Post this inspection record at the job site until final approval.
Approved plans must be retained on the job site.

SEPARATE PERMIT REQUIRED FOR WORK OF EACH TRADE

Building Inspection: 651-266-9002

An erosion control inspection is required for land disturbances greater than 50 cu yds.
Conditions must be installed, inspected and approved prior to beginning excavation.

Soil Erosion Control: Insulation:

Footings: Sheetrock:

Framing: Final:

Rough-in: Electrical Inspection: 651-266-9003

Rough-in: Final:

Rough-in: Mechanical Inspection: 651-266-9004

Rough-in: Final:

Rough-in: Plumbing Inspection: 651-266-9005

Rough-in: Final:

Rough-in: Warm Air/Ventilation Inspection: 651-266-9006

Rough-in: Final:

Rough-in: Elevator Inspection: 651-266-9010

Rough-in: Final:

Rough-in: Final Inspection: 651-266-8989

Rough-in: Final:



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

August 17, 2020

Hank Trung Cu
1215 HAWTHORNE AVE E
ST PAUL MN 55106

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 777 6TH ST E
Ref. # 115063

Dear Property Representative:

Your building was inspected on August 17, 2020, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code.

Per the LHO, A reinspection will be made on August 20, 2020 at 2:00 PM or the property vacated.

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

DEFICIENCY LIST

1. ALL AREAS - ACCESS - SPLC - Sec. 34.20. - Duty of occupant to allow access to owner or operator. Every occupant of buildings, dwelling units, guest rooms, habitable rooms, premises, residential structures, rooming houses, rooming units and other structures or premises shall upon receiving reasonable prior notice give the owner or operator or their agent or employee access to the premises at reasonable times for the purpose of effecting inspections, maintenance, repairs or alterations which are necessary to comply with provisions of this chapter.
2. Access - SPLC 34.19 - Provide access to the inspector to all areas of the building.
3. Exterior - Back Stairs - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.
The back-entry stairs are in disrepair and are unsafe to use. The stringers are cracked and damaged. The area under the back stairs has members and components that are part of the

stairs that is rotted, damaged and broken. Bring the stairs up to code. The stairs are loose and unsecured. A permit is required for this work.

4. Exterior - Back Yard - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. -Dispose of all unused, junk material in the back yard. Also, remove the items next to the gas meters.
5. Exterior - Back Yard - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion. -The entire back yard is dirt.
6. Exterior - Building - 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. -All around the house, there are various spots that have multiple damages. There is peeling paint, holes in boards, holes in soffits, holes in fascia, rotted boards, discolored and unprotected surfaces, broken wood panels and missing corner cover panels.
7. Exterior - Electrical Fixtures - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Near the electric meter, there is a section of the conduit for the wires that is broken and is now exposing the wires going into the house. Contact a licensed contractor to do this repair. A permit is required. DO NOT CALL XCEL ENERGY as this section of the wiring does not belong to them.
There is an outlet box on the East (right) side of the house that is missing the covers over the outlets.
8. Exterior - Fence - 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. -The fence on the West side of the building is in disrepair and has sections that have broken off and is leaning.
9. Exterior - Front Storm Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The front entry storm door is missing the screen.
10. Exterior - Front of Building - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.
The front steps are cracked and damaged and there is a section of the wooden retaining wall that is damaged and has nails sticking out. The concrete section near the handrail is damaged.
There is a section of the concrete retaining wall that is damaged.
11. Exterior - Front of Building - MSFC 505.1 - The address posted is not visible from street. -The address numbers do not contrast against its background.
12. Exterior - Front of Building - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-The front handrail is broken at the bottom.

13. Exterior - Parking Surface - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-The parking surface is no longer maintained and the asphalt surface is damaged.
14. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen. -There are window screens that are missing, torn and damaged.
15. Exterior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
There are several windows that have chipping and peeling paint on the frame and sills, On the East side of the house, there is a living room window that has a cracked glass. One of the front porch windows has a hole in it.
16. Interior - Back Entry Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The back-entry door has a screw sticking out near the metal plate and it rubs against the floor. The overhead door closer is missing.
17. Interior - Back Stairway - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The window in the back stairway has chipping and peeling paint on the frame and sill.
18. Interior - Basement - MSFC 1008.1.9.3 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. -There is an unapproved lock on the door leading to the mechanical room.
19. Interior - Basement - MFGC 404.15 - Provide leak tight caps or plugs on disconnected or unused gas lines. -There is a gas line near the laundry machine that is not capped-off.
20. Interior - Basement - MMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-The dryer exhaust duct has been improperly installed and is disconnected at the very top.
21. Interior - Basement - MMC 607 - Repair, replace or install duct work in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.- There is a section of the warm-air duct (near laundry machines) that is sagging and is not properly secured to the joist. Properly secure the warm-air duct.
22. Interior - Basement - MPC 507.5 - Provide pressure relief valve for hot water heater piped to within 18 inches of the floor.
The drain relief pipe for the gas-powered water heater has the incorrect type of pipe. The drain relief pipe for the electric water heater is too short.

23. Interior - Basement - MPC 312, 313 - Provide approved support for all plumbing piping.
-The water lines nearest to the water meter are not properly secured.
24. Interior - Basement Stairs - SPLC 34.10 (3) 34.34(2) - Provide an approved guardrail.
Intermediate balustrade must not be more than 6 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.
25. Interior - Basement Stairs - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner.
26. Interior - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
The ceiling in the front stairway has chipping and peeling paint.
There is a peeling paint on the back-entry ceiling.
There are damages on the basement stairway ceiling.
27. Interior - Front Porch Area - MSFC 315.3 - Provide and maintain orderly storage of materials.
28. Interior - Light Fixture - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.-
The light fixture in the back stairway is missing the cover/globe and the light bulb is plugged into a multi-plug adapter.
29. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
The walls in the basement stairway are damaged and has very large cracks.
The walls in the front stairway has chipping and peeling paint.
30. Unit 1 - Bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 -
Repair or replace and maintain all parts of the plumbing system to an operational condition. -The toilet is loose, unsecured and is missing the seal around the bottom.
31. Unit 1 - Bedroom & Front Room - 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.
The front room in apartment 1 has been condemned because it is not a legal bedroom.
The windows in this room do not meet the size requirements for egress windows and the windows open into an enclosed porch with furniture and other materials blocking the windows.
The back bedroom is still condemned because the window does not open all the way.
32. Unit 1 - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -There are ceilings with unfinished repairs on them and the surface for the bathroom ceiling is peeling.

33. Unit 1 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.
The front room door has a cracked and damaged panel and there is no slot on the door frame for the door latch.
The mortise lock and latch for the front entry door is damaged.
The bathroom door has been damaged and unprofessionally repaired. Properly repair the door.
The back-bedroom door has been damaged and unprofessionally repaired. Properly repair the door.
34. Unit 1 - Floor - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -There is a section of the living room floor that is damaged.
35. Unit 1 - Front Room - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-The front room in apartment 1 has been condemned because it is not a legal bedroom. The windows in this room do not meet the size requirements for egress windows and the windows open into an enclosed porch with furniture and other materials blocking the windows. Discontinue using this room as a bedroom and remove the baby crib.
36. Unit 1 - Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner. -There is a section of the baseboard molding that is missing. The wooden molding is leaning against the kitchen wall.
37. Unit 1 - Light Fixtures - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.- There are light fixtures that are missing the cover/globe.
38. Unit 1 - Smoke Alarms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The battery powered smoke alarm in the back bedroom and front room are missing.
39. Unit 1 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -There are walls with unfinished repairs.
40. Unit 1 - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The living room window has a broken latch.
41. Unit 2 - Bedrooms - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -There are extension cords being used in the bedrooms.
42. Unit 2 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.
The board on the front bedroom door is cracked and damaged. The door latch does not work properly.
The back-bedroom door frame is broken and has not slot for the door latch.

43. Unit 2 - Front Right Bedroom - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.-The air conditioner has been improperly installed in the right window causing water to accumulate in the window sill. Properly drain and clean the window sill and properly re-install the air conditioner.
44. Unit 2 - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The smoke alarm in the back bedroom is missing.
45. Unit 2 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
The windows in the front bedroom have lots of chipping and peeling paint, a window is missing a latch, a section of the bottom sash that is damaged and there are windows that are unable to stay open. Windows must be able to stay open at all points. There is storm window that has come out of its track.
The window in the back bedroom is now missing the entire crank handle mechanism and the strip across the window is coming loose.
46. SPLC 40.06 Suspension, revocation and denial. (a) Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor: (3) If it is found upon inspections of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations:-The Fire Certificate of Occupancy has been revoked due to failure to comply with the Legislative Hearing Officer's orders.

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 this order.

If you have any questions, email me at: Efrayn.Franquiz@ci.stpaul.mn.us or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz
Fire Safety Inspector

Ref. # 115063



Two examples from sister buildings (771 & 767 6th St. E.)

The side window is similar had a large picture window with two thin double hung windows beside. Above were three transoms. The picture with the pumpkins shows wood storm windows which are divided.



777 6th Street East window alteration