



August 26, 2025

Phillip and Arlene Johnson
693 Cook Ave E
St Paul, MN 55106-3102

Order to Abate Nuisance Building(s)

Dear Responsible or Interested Party:

The Vacant/Nuisance Buildings Unit, Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

693 Cook Avenue East

With the following Historic Preservation Information: NONE

and legally described as follows, to wit:

ARLINGTON HILLS ADD B40&45-49 LOT 28 BLK 4

to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.

On July 23, 2025, a Building Deficiency Inspection Report was compiled and the following conditions were observed.

This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Code Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.

This is a two story, wood frame, single-family dwelling with a detached two-stall garage.

The following is excerpted from the May 1, 2023 Notice of Condemnation as Unfit for Human Habitation & Order to Vacate:

Principle Violations

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 the home has an excessive amount of storage and trash throughout the house. The inspector found the home with counters cluttered, storage on top of the stove and unsanitary conditions throughout the house. This is also a fire hazard due to the excessive combustibles.
2. Carbon Monoxide Alarm – Provide and maintain an approved carbon monoxide alarm within ten feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions (no detector).
3. Ceilings – All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair (missing plaster and sheetrock).
4. Combustible Materials – Immediately remove and discontinue excessive accumulation of combustible materials (remove all items from on top and near the stove).
5. Dryer Venting – 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 install in accordance with the mechanical code (remove flexible dryer duct vent).
6. Extension Cords – Immediately discontinue use of frayed, deteriorated, damaged, or spliced electrical cords adequate to meet the building's needs (remove all extension cords).
7. Interior Sanitation – The interior shall be maintained in a clean and sanitary condition, free from an accumulation of refuse or garbage (excessive storage and trash).
8. Smoke Detector – The occupancy of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time. Immediately provide and maintain a smoke detector located outside of each sleeping room (missing smoke detector on first floor).
9. Storage – Provide and maintain order storage of material. Provide and maintain at least two feet clearance below the lowest structural member of the ceiling (excessive storage and trash).
10. Walls – All walls must be maintained in a sound condition and in a professional state of maintenance and repair (missing plaster and sheetrock).

11. Exposed Wires – Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code (hanging wires throughout).
12. Doors – All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame (doorknob on front door).
13. Plumbing – Repair or replace and maintain all parts of the plumbing system to an operational condition (kitchen sink and bathtub faucet).
14. Supplied Equipment – Repair and maintain all required and supplied equipment in an operative and safe condition to perform their intended function properly and safely in accordance with the provision of the applicable code (light fixtures).
15. Windows – Repair and maintain windows in good condition including the glass, sash, frame, and screens. Windows shall be without cracks or holes; sashes shall be in sound condition; the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair.
16. The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, lose or rotting boards to a professional state of maintenance.
17. The exterior walls and trim of the house and garage have defective peeled, flaked, scaled, or chalking pain or have unpainted wood surfaces. Scrape and repaint to affect a sound condition in a professional manner.
18. The foundation is deteriorated, defective or in a state of disrepair. Repair all foundation defects in a professional manner to a weather-tight, water-tight, and rodent-proof condition.
19. 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.
20. Lacks electricity.
21. Lacks natural gas service.
22. Lacks water service.

As owner, agent, or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by September 25, 2025, the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to

demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson St, Suite 220, 651-266-8989. This inspection will identify specific defects, necessary repairs, and legal requirements to correct this nuisance condition. You may also be required to post a five-thousand-dollar (\$5,000.00) performance deposit with the Department of Safety and Inspections before any permits are issued, except for a demolition permit. Call the Department of Safety and Inspections for more information at 651-266-8989.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred, or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition," subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing, the City Council will adopt a resolution stating what action, if any, it deems appropriate.

If the resolution calls for abatement action, the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs, will be assessed against the property as a special assessment in accordance with law.

If you have any questions or request additional information, please contact James Hoffman at 651-266-1947, or you may leave a voicemail message.

Sincerely,

James Hoffman

Vacant Buildings Enforcement Inspector