



**Roll Call Number**

Agenda Item Number  
**BDH 1-C**

Date February 8, 2010

WHEREAS, the property located at 1075 26<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Robert J. Trausch was notified by personal service more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date has failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as LOT 222 UNIVERSITY LAND COS 1ST ADDITION, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1075 26<sup>th</sup> Street, has previously been declared a public nuisance;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said main structure and accessory structure.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

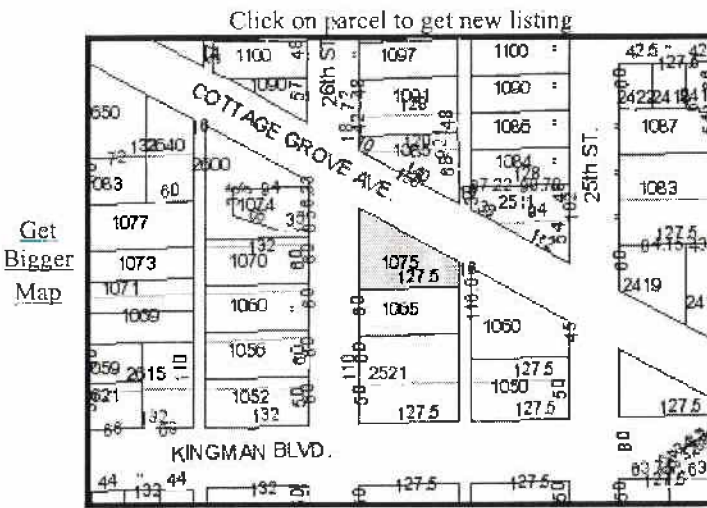
\_\_\_\_\_  
City Clerk

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**Polk County Assessor** Iowa

[ Home ] [ General Query ] [ Legal Query ] [ HomeOwner Query ] [ Book/Page Query ] [ Commercial Query ] [ Res Sales Query ] [ Comm Sales Query ] [ Help ]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
030/04962-000-000	7824-05-107-001	0590	DM95/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1075 26TH ST			DES MOINES IA 50311-4272		



Approximate date of photo 01/11/2004

Mailing Address
ROBERT J TRAUSCH 1075 26TH ST DES MOINES, IA 50311

Legal Description
LOT 222 UNIVERSITY LAND COS 1ST ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	TRAUSCH, ROBERT J	2009-08-04	13158/508	46.40

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial Multiple	Full	14,800	81,500	0	96,300

[Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning

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R1-60	One Family, Low Density Residential District	8833	Residential
Source: City of Des Moines Community Development Published: 2009-06-15 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	8,833	FRONTAGE	79.0	DEPTH	128.0
ACRES	0.203	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	CV/Conversion	RESID TYPE	SP/Over 2 Stories	YEAR BUILT	1889
# FAMILIES	3	GRADE	4	GRADE ADJUST	+00
CONDITION	VP/Very Poor	TSFLA	3,010	MAIN LV AREA	1,286
UPPR LV AREA	1,112	ATTIC FINISH	612	BSMT AREA	1,112
OPEN PORCH	224	ENCL PORCH	108	FOUNDATION	B/Brick
EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable	ROOF MATERL	C/Composition
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	3



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2006	Assessment Roll	Commercial Multiple	Full	13,500	82,800	0	96,300
2005	Assessment Roll	Commercial Multiple	Full	13,500	63,500	0	77,000
2003	Assessment Roll	Commercial Multiple	Full	11,700	60,300	0	72,000
2001	Assessment Roll	Commercial Multiple	Full	11,040	40,400	0	51,440
1999	Assessment Roll	Commercial Multiple	Full	9,800	40,400	0	50,200
1995	Assessment Roll	Commercial Multiple	Full	9,500	37,400	0	46,900
1993	Assessment Roll	Commercial Multiple	Full	9,010	35,590	0	44,600
1993	Was Prior Year	Commercial Multiple	Full	9,010	27,960	0	36,970

email this page

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Room 195, 111 Court Avenue, Des Moines, IA 50309  
 Phone 515 286-3140 / Fax 515 286-3386  
 polkweb@assess.co polk.ia.us



**PUBLIC NUISANCE  
NOTICE OF INSPECTION  
NEIGHBORHOOD INSPECTION DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF DES MOINES, IOWA**

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**DATE OF NOTICE:** November 20, 2009

**DATE OF INSPECTION:** October 15, 2009

**CASE NUMBER:** COD2009-07624

**PROPERTY ADDRESS:** 1075 26TH ST

**LEGAL DESCRIPTION:** LOT 222 UNIVERSITY LAND COS 1ST ADDITION

ROBERT J TRAUSCH  
Title Holder  
1505 E 14TH ST APT 6  
ATLANTIC IA 50022

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling is occupied, it must be vacated immediately. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City will issue a Municipal Infraction in accordance with Section 60-304 and 60-306 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.**

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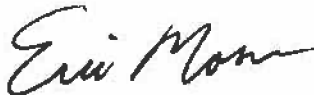
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner. If you plan to renovate the structure and it has been vacant for a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the city may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the Polk county Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Eric Moore  
(515) 283-4759



Nid Inspector

DATE MAILED: 11/20/2009

MAILED BY: KMD

**Areas that need attention:** 1075 26TH ST

<p><b><u>Component:</u></b> Tub/Shower Walls  <b><u>Requirement:</u></b> Building Permit  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> Not Supplied  <b><u>Location:</u></b> Throughout</p>
<p><b><u>Component:</u></b> Waste Lines  <b><u>Requirement:</u></b> Plumbing Permit  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> Not Supplied  <b><u>Location:</u></b> Throughout</p>
<p><b><u>Component:</u></b> Flooring  <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code  <b><u>Comments:</u></b> Exterior porch</p>	<p><b><u>Defect:</u></b> Holes or major defect  <b><u>Location:</u></b> Porch</p>
<p><b><u>Component:</u></b> Exterior Walls  <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> Missing Sections  <b><u>Location:</u></b></p>
<p><b><u>Component:</u></b> Exterior Walls  <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> Holes or major defect  <b><u>Location:</u></b></p>
<p><b><u>Component:</u></b> Stairs/Stoop  <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code  <b><u>Comments:</u></b> Front (west)</p>	<p><b><u>Defect:</u></b> In poor repair  <b><u>Location:</u></b></p>
<p><b><u>Component:</u></b> Exterior Walls  <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> Severly peeling paint  <b><u>Location:</u></b></p>
<p><b><u>Component:</u></b> Soffit/Facia/Trim  <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> Severly peeling paint  <b><u>Location:</u></b></p>



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**Component:** Soffit/Facia/Trim  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** In poor repair  
**Location:**

**Component:** Flooring  
**Requirement:** Building Permit  
**Defect:** Missing Where Required  
**Location:** Throughout  
**Comments:** Interior

**Component:** Windows/Window Frames  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** In poor repair  
**Location:**

**Component:** Windows/Window Frames  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Missing Where Required  
**Location:**

**Component:** Exterior Doors/Jams  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Missing Where Required  
**Location:**

**Component:** Exterior Doors/Jams  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** In poor repair  
**Location:**

**Component:** Window Glazing/Paint  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** In poor repair  
**Location:**

**Component:** Furnace  
**Requirement:** Compliance, Uniform Mechanics Code  
**Defect:** In poor repair  
**Location:** Basement  
**Comments:** Must be checked for safe operable condition by reputable company

**Component:** Water Heater  
**Requirement:** Plumbing Permit  
**Defect:** In poor repair  
**Location:** Basement  
**Comments:** Must be checked for safe operable condition by reputable company

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**Component:** Waste Lines  
**Requirement:** Plumbing Permit  
**Defect:** Exposed  
**Location:** Throughout  
**Comments:**

**Component:** Floor Joists/Beams  
**Requirement:** Building Permit  
**Defect:** Exposed  
**Location:** Throughout  
**Comments:**

**Component:** Interior Walls /Ceiling  
**Requirement:** Building Permit  
**Defect:** Missing  
**Location:** Throughout  
**Comments:**

**Component:** Interior Stairway  
**Requirement:** Building Permit  
**Defect:** Inadequate  
**Location:** Throughout  
**Comments:**

**Component:** Interior Stairway  
**Requirement:** Building Permit  
**Defect:** Unsafe to carry Load  
**Location:** Unknown  
**Comments:**

**Component:** Flooring  
**Requirement:** Building Permit  
**Defect:** Holes or major defect  
**Location:** Throughout  
**Comments:**

**Component:** Foundation  
**Requirement:**  
**Defect:** In poor repair  
**Location:** Basement  
**Comments:**

**Component:** Functioning Water Closet  
**Requirement:** Plumbing Permit  
**Defect:** Not Supplied  
**Location:** Throughout  
**Comments:**

**Component:** Gas Lines  
**Requirement:** Plumbing Permit  
**Defect:** Exposed  
**Location:** Throughout  
**Comments:**

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**Component:** Ground Fault Circuit Interrupters  
**Requirement:** Electrical Permit  
**Defect:** Not Supplied  
**Location:** Throughout  
**Comments:** Missing where required

**Component:** Grounded outlets  
**Requirement:** Electrical Permit  
**Defect:** Not Supplied  
**Location:** Throughout  
**Comments:** Missing where required

**Component:** Hand Rails  
**Requirement:** Building Permit  
**Defect:** Not Supplied  
**Location:** Throughout  
**Comments:**

**Component:** Kitchen Sink  
**Requirement:** Plumbing Permit  
**Defect:** Not Supplied  
**Location:** Throughout  
**Comments:**

**Component:** Shutoff Valves  
**Requirement:** Plumbing Permit  
**Defect:** Not Supplied  
**Location:** Throughout  
**Comments:**

**Component:** Smoke Detectors  
**Requirement:** Building Permit  
**Defect:** Not Supplied  
**Location:** Throughout  
**Comments:**

**Component:** Water Service  
**Requirement:** Plumbing Permit  
**Defect:** Not Supplied  
**Location:** Throughout  
**Comments:**

**Component:** Wiring  
**Requirement:** Electrical Permit  
**Defect:** Not Supplied  
**Location:** Throughout  
**Comments:**

**Component:** Wiring  
**Requirement:** Electrical Permit  
**Defect:** Exposed  
**Location:** Throughout  
**Comments:**

<b>Component:</b> Plumbing System	<b>Defect:</b>	<b>BDH</b> 1-C
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Throughout	
<b>Comments:</b>		

<b>Component:</b> Mechanical System	<b>Defect:</b>
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Throughout
<b>Comments:</b>	

<b>Component:</b> Electrical System	<b>Defect:</b>
<b>Requirement:</b> Electrical Permit	<b>Location:</b> Throughout
<b>Comments:</b>	



ELM

FEB 4 2010

Front (West)

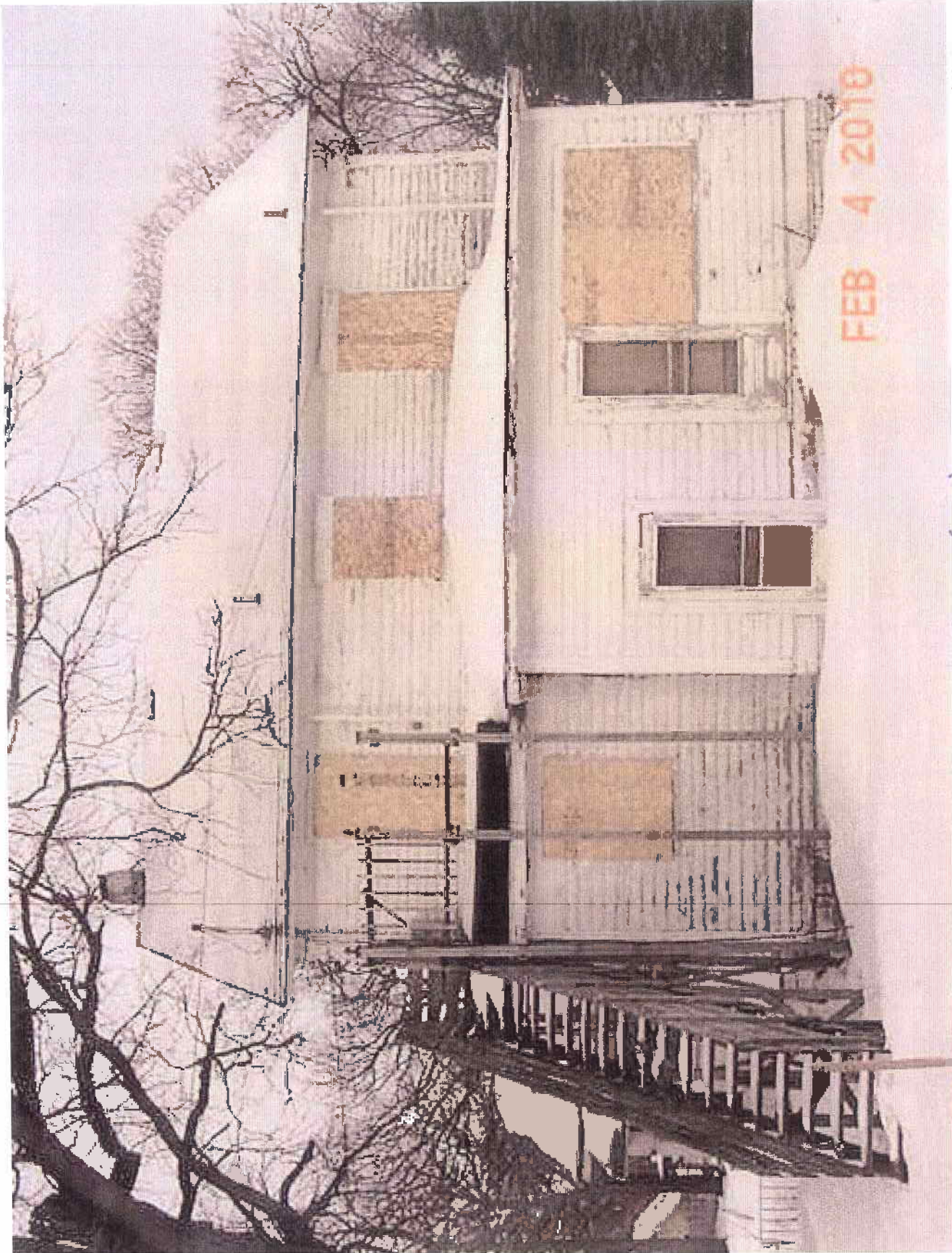
1075 26<sup>th</sup>



ELM

Side (South)

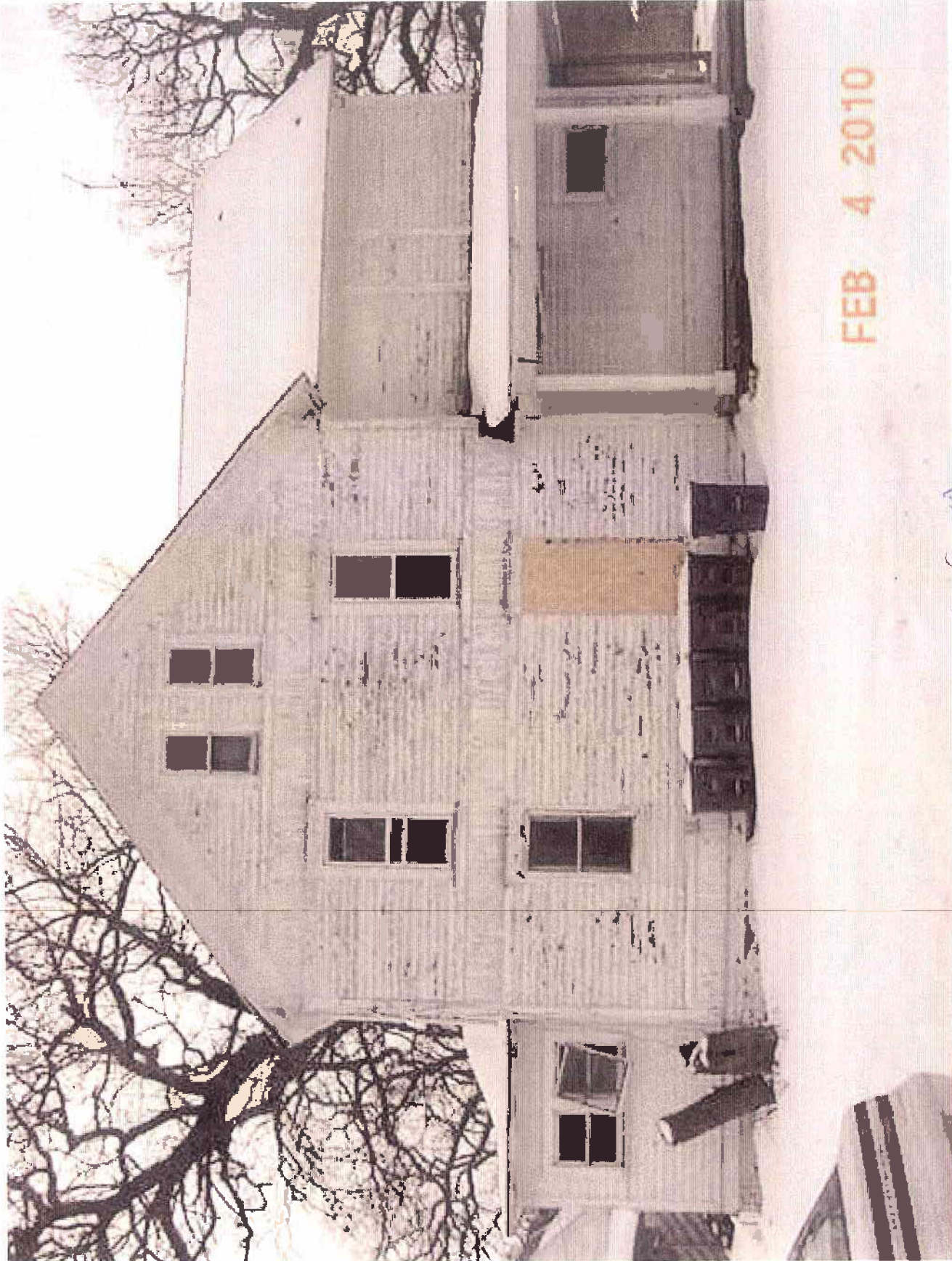
1075 26th



ELA4

Rear (East)

1075 2615



FEB 4 2010

ELM

Side (North)

1075 26 M





527

2nd Floor

1075 262

OCT 15 2008  
8002 91 130



ETM

Brigant wall SW.

1075 JCB



42m

1st Floor

1075 300