



Roll Call Number

Agenda Item Number

BDH 1.A

Date December 8, 2008

WHEREAS, the property located at 1100 Buchanan Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged main structure and the garage structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholders All Heirs to the Estate of James E. Sloan and Eathel L. Sloan were notified by personal service more than thirty days ago to repair or demolish the fire-damaged structure and as of this date have 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 fire-damaged main structure and garage structure on the real estate legally described as LOT 3 BLK 9 STEWART'S ADDITION now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1100 Buchanan Street have 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 structures.

Moved by _____ to adopt.

FORM APPROVED:



Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk

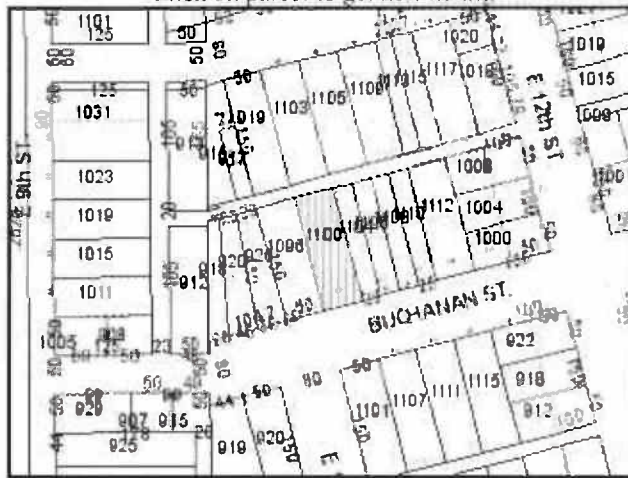
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Polk County Assessor

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

Distric/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/04378-000-000	7824-03-205-026	0359	DM87/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire Sewer/Cemetery			
I/Des Moines					
Street Address			City State Zipcode		
1100 BUCHANAN ST			DES MOINES IA 50316-2922		

Click on parcel to get new listing



Get Bigger Map



Approximate date of photo 12/02/2004

Mailing Address
JAMES E SLOAN 1100 BUCHANAN ST DES MOINES, IA 50316-2922

Legal Description
LOT 3 BLK 9 STEWARTS ADDITION

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	SLOAN, JAMES E	03/10/1980	4999/31	
Title Holder #2	SLOAN, EATHEL L			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	9,200	65,100	0	74,300

[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

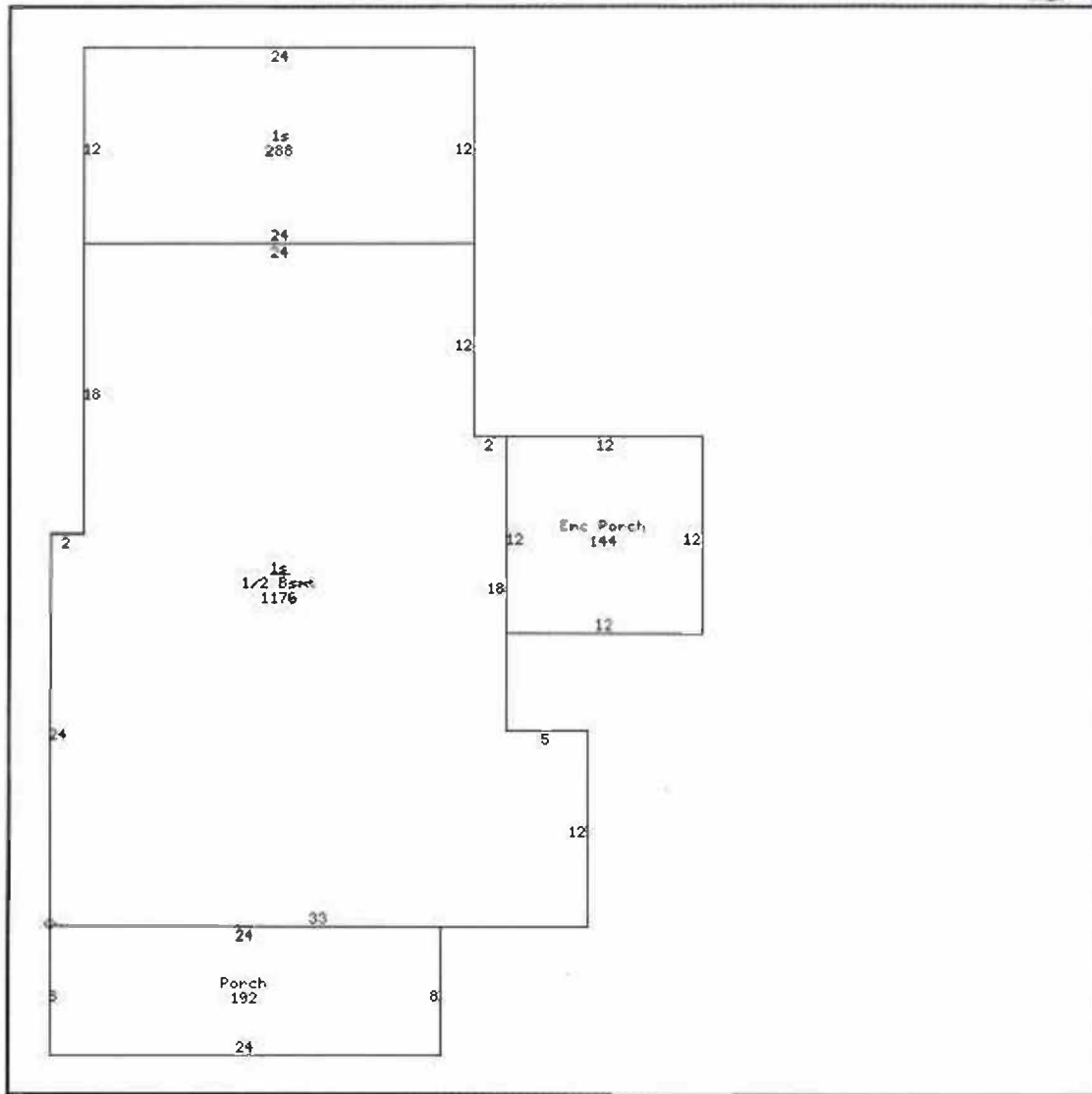
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	7500	Residential
*Condition	Docket_no 14361		
Source: City of Des Moines Community Development Published: 11/25/2008 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	7,500	FRONTAGE	50	DEPTH	150
ACRES	0.1720	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence #					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1882	# FAMILIES	1	GRADE	5
GRADE ADJUST	+05	CONDITION	NM/Normal	TSFLA	1,464
MAIN LV AREA	1,464	BSMT AREA	588	OPEN PORCH	192
ENCL PORCH	144	FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	H/Hip	ROOF MATERL	A/Asphalt Shingle	FIREPLACES	1
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
TOILET ROOMS	1	BEDROOMS	3	ROOMS	6

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Detached # 101					
OCCUPANCY	SHD/Shed	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	14	MEASURE2	20	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1958	CONDITION	BN/Below Normal

Detached # 201					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	32	STORY HEIGHT	1

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GRADE 4 **YEAR BUILT** 1976 **CONDITION** NM/Normal

Year	Type	Status	Application	Permit/Pickup Description
1990	P/Permit	CP/Complete	09/11/1989	Replace Roof Sheathing

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2007	Assessment Roll	Residential	Full	9,200	65,100	0	74,300
2005	Assessment Roll	Residential	Full	10,100	54,800	0	64,900
2003	Assessment Roll	Residential	Full	8,870	48,060	0	56,930
2001	Board Action	Residential	Full	9,900	40,470	0	50,370
2001	Assessment Roll	Residential	Full	9,900	40,470	0	50,370
1999	Assessment Roll	Residential	Full	7,040	33,670	0	40,710
1997	Assessment Roll	Residential	Full	6,110	30,550	0	36,660
1995	Assessment Roll	Residential	Full	5,750	28,750	0	34,500
1993	Assessment Roll	Residential	Full	5,290	26,430	0	31,720
1991	Assessment Roll	Residential	Full	5,290	23,450	0	28,740
1990	Assessment Roll	Residential	Full	5,290	19,710	0	25,000
1989	Assessment Roll	Residential	Full	5,290	20,610	0	25,900

[email this page](#)

Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3149 / 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**

BDH 1-A

DATE OF NOTICE: October 3, 2008

DATE OF INSPECTION: July 17, 2008

CASE NUMBER: COD2008-04967

PROPERTY ADDRESS: 1100 BUCHANAN ST

LEGAL DESCRIPTION: LOT 3 BLK 9 STEWARTS ADDITION

KIM BENSON
Executor
106 SHIRLEEN DR
SEABROOK TX 77586

CAROLYN M CHILES
Heir
502 SHIRLEEN
SEABROOK TX 77586

REBECCA S EARLE A/K/A REBECCA DAUGHT
Heir
8602 WEST TOWN PRKY APT 901
WEST DES MOINES IA 50266

LARRY E SLOAN
Heir
919 BUCHANAN
DES MOINES IA 50316

JIMMY E SLOAN, JR
Heir
1720 BELLE
ST. JOSEPH MO 64505

LINDA L THOMPSON
Heir
920 E 11TH
DES MOINES IA 50316

EATHEL L SLOAN
Title Holder
DECEASED

JAMES E SLOAN
Title Holder
DECEASED

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.

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.

Vince Travis
(515) 283-4077

Nid Inspector

DATE MAILED: 10/3/2008

MAILED BY: TSY

Areas that need attention: 1100 BUCHANAN ST

Component:	Accessory Buildings	Defect:	Deteriorated
Requirement:		Location:	Shed
Comments:			
Component:	Accessory Buildings	Defect:	Absence of paint
Requirement:		Location:	Garage
Comments:	Both Garages		
Component:	Exterior Walls	Defect:	In poor repair
Requirement:		Location:	Garage
Comments:	Both Garages		
Component:	Roof	Defect:	In poor repair
Requirement:		Location:	Garage
Comments:	Both Garages		
Component:	Roof	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Brick Chimney	Defect:	Fire damaged
Requirement:	Mechanical Permit	Location:	Main Structure
Comments:			
Component:	Chimney Liner	Defect:	Fire damaged
Requirement:	Mechanical Permit	Location:	Main Structure
Comments:			
Component:	Electrical Lighting Fixtures	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			

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Component: Electrical Other I
Requirement: Electrical Permit
Defect: Fire da
Location: Main Structure
Comments:

Component: Electrical System
Requirement: Electrical Permit
Defect: Fire damaged
Location: Main Structure
Comments:

Component: Exterior Doors/Jams
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure
Comments:

Component: Exterior Walls
Requirement:
Defect: In poor repair
Location: Main Structure
Comments:

Component: Floor Joists/Beams
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure
Comments:

Component: Flooring
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure
Comments:

Component: Furnace
Requirement: Mechanical Permit
Defect: Fire damaged
Location: Main Structure
Comments:

Component: Gas Lines
Requirement: Mechanical Permit
Defect: Fire damaged
Location: Main Structure
Comments:

Component: Interior Walls /Ceiling
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure
Comments:

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Component: Plumbing System
Requirement: Plumbing Permit
Defect: Fire damaged
Location: Main Structure
Comments:

Component: Mechanical System
Requirement: Mechanical Permit
Defect: Fire damaged
Location: Main Structure
Comments:

Component: Smoke Detectors
Requirement:
Defect: Fire damaged
Location: Main Structure
Comments:

Component: Soffit/Facia/Trim
Requirement:
Defect: In poor repair
Location: Main Structure
Comments:

Component: Water Heater
Requirement: Plumbing Permit
Defect: Fire damaged
Location: Main Structure
Comments:

Component: Windows/Window Frames
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure
Comments:

Component: Wiring
Requirement: Electrical Permit
Defect: Fire damaged
Location: Main Structure
Comments:

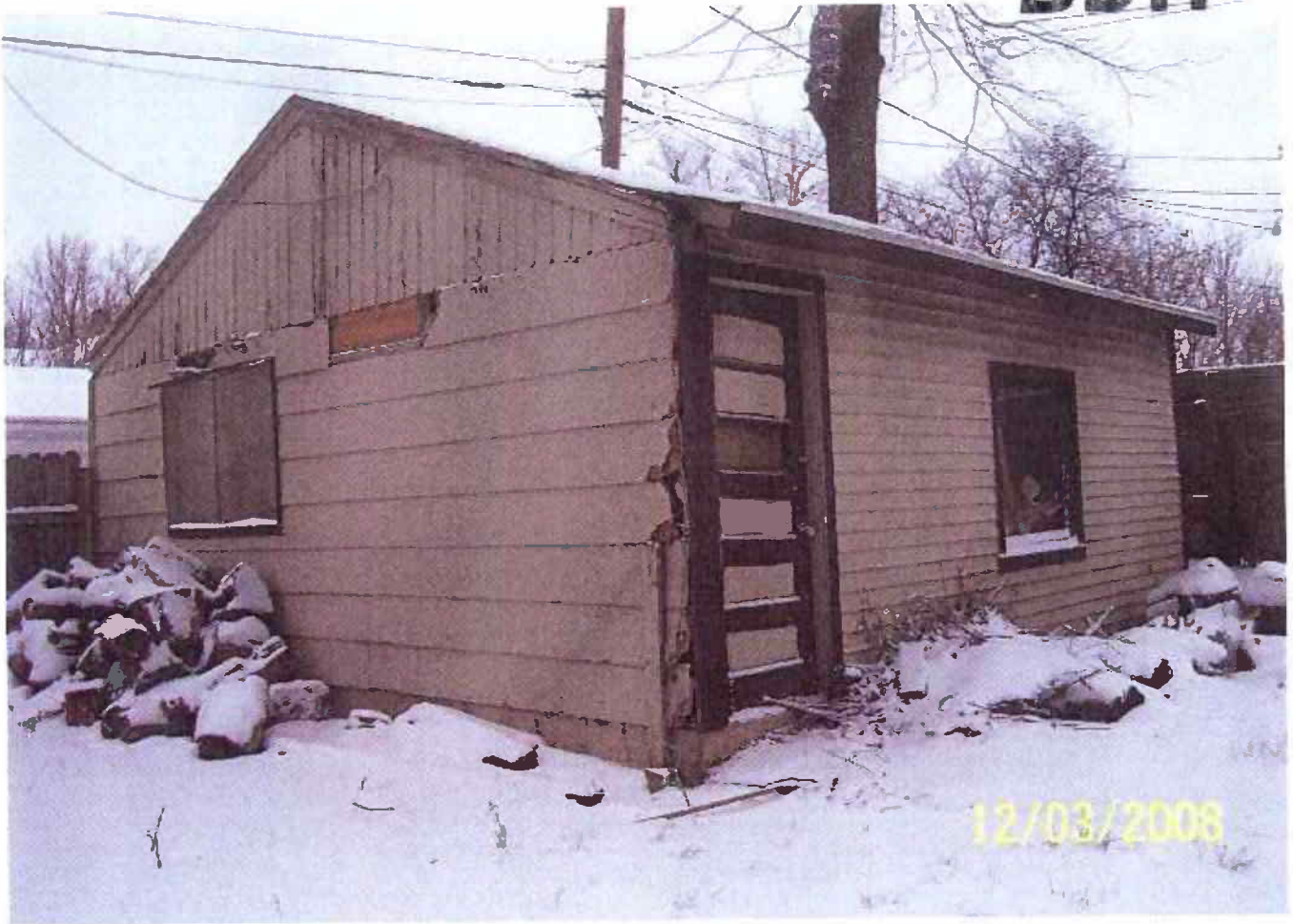
Component: Flooring
Requirement: Building Permit
Defect: Deteriorated
Location:
Comments: Ramp from sidewalk to house

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1100 Buchanan

BDH 1-A



1100 Buchanan

BDH 1-A



1100 Buchanan

BDH 1-A



1100 Buchanan
Living Room Ceiling

BDH 1-A



1100 Buchanan
Living Room
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