



**Roll Call Number**

**Agenda Item Number**  
**BDH IE**

Date October 10, 2011

WHEREAS, the property located at 1825 9<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 David Hatfield is deceased. The Heir to Titleholder Eric Hatfield was notified more than thirty days ago to repair or demolish the main 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 14 BLK 15 POLK COUNTY HOMESTEAD & TRUST CO ADD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1825 9<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.

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

**Polk County Assessor** 

[ [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
080/05335-000-000	7924-34-251-001	0704	DM79/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1825 9TH ST			DES MOINES IA 50314		

Click on parcel to get new listing

Get Bigger Map

1917	1916	1915	1915
1913	1906	1909	1908
1919	1900	129.00	128.00
1915	1901	128.08	132.00
1911	1900	128.08	717
1907	1825	128.08	132.08
1823	1820	1823	1820
1817	1818	1820	1821
1815	1814	1819	1816
1811	1810	1815	1814
1807	1800	1811	1810
		1807	1806
		821	1805



Approximate date of photo 04/13/2006

Mailing Address
DAVID HATFIELD 5100 HARWOOD DR DES MOINES, IA 50312-1837

Legal Description
LOT 14 BLK 15 POLK COUNTY HOMESTEAD & TRUST CO ADD

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	HATFIELD, DAVID	2010-07-06	13499/824	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial Multiple	Full	4,500	47,000	0	51,500

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

Zoning	Description	SF	Assessor Zoning

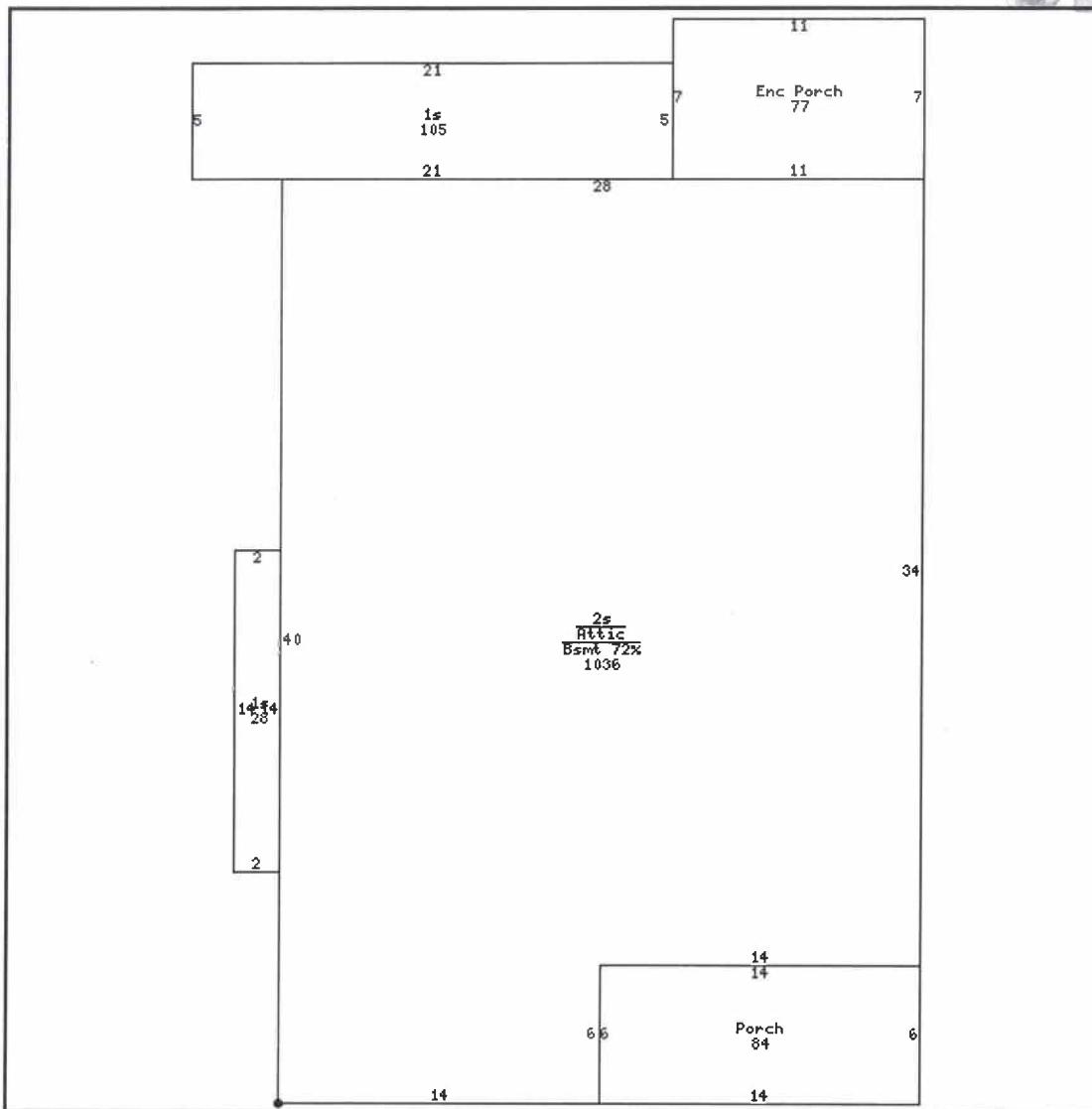
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no <u>14361</u>		
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2011-05-25 <b>Contact:</b> Planning and Urban Design 515 283-4200			

<b>Land</b>					
<b>SQUARE FEET</b>	6,656	<b>FRONTAGE</b>	52.0	<b>DEPTH</b>	128.0
<b>ACRES</b>	0.153	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	B/Blank

<b>Commercial Summary</b>					
<b>OCCUPANCY</b>	1B/Apartment Conversion	<b>WEIGHTED AGE</b>	1886	<b>STORY HEIGHT</b>	3
<b>LAND AREA</b>	6,656	<b>GROSS AREA</b>	2,775	<b>FINISH AREA</b>	2,775
<b>BSMT UNFIN</b>	746	<b>BSMT FINISH</b>	0	<b>NUMBER UNITS</b>	3

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	CV/Conversion	<b>RESID TYPE</b>	SP/Over 2 Stories	<b>YEAR BUILT</b>	1886
<b># FAMILIES</b>	3	<b>GRADE</b>	4	<b>GRADE ADJUST</b>	+00
<b>CONDITION</b>	NM/Normal	<b>TSFLA</b>	2,775	<b>MAIN LV AREA</b>	1,169
<b>UPPR LV AREA</b>	1,036	<b>ATTIC FINISH</b>	570	<b>BSMT AREA</b>	746
<b>OPEN PORCH</b>	84	<b>ENCL PORCH</b>	77	<b>FOUNDATION</b>	T
<b>EXT WALL TYP</b>	CO/Composition	<b>ROOF TYPE</b>	GB/Gable	<b>ROOF MATERL</b>	A/Asphalt Shingle
<b>HEATING</b>	A/Gas Forced Air	<b>AIR COND</b>	0	<b>BATHROOMS</b>	3

BDH IE



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LADEN, ROBERT H	HATFIELD, DAVID	<u>1992-12-04</u>	3,000	D/Deed	6697/886
VANDER LINDEN, A L	LADEN, ROBERT H	<u>1992-03-06</u>	16,000	D/Deed	6697/885
ROBERT H LADEN	PAUL THOMAS	<u>1989-06-06</u>	15,000	C/Contract	6121/661

Year	Type	Status	Application	Permit/Pickup Description
2003	P/Permit	NA/No Add	2002-05-31	AL/FOUNDATION
1996	U/Pickup	CP/Complete	1996	AL/REMODEL

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Commercial Multiple	Full	4,500	47,000	0	51,500
2009	<u>Assessment Roll</u>	Commercial Multiple	Full	4,500	53,100	0	57,600

2007	<u>Assessment Roll</u>	Commercial Multiple	Full	4,500	53,100	0	57,600
2006	<u>Assessment Roll</u>	Commercial Multiple	Full	4,000	53,600	0	57,600
2005	<u>Assessment Roll</u>	Commercial Multiple	Full	4,000	42,100	0	46,100
2003	<u>Assessment Roll</u>	Commercial Multiple	Full	3,500	36,900	0	40,400
2001	<u>Assessment Roll</u>	Commercial Multiple	Full	3,330	25,500	0	28,830
1999	Assessment Roll	Commercial Multiple	Full	3,500	25,500	0	29,000
1996	Assessment Roll	Commercial Multiple	Full	3,350	23,650	0	27,000
1993	Assessment Roll	Commercial Multiple	Full	3,350	4,650	0	8,000
1989	Board Action	Commercial Multiple	Full	3,350	13,250	0	16,600

email this page

---

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



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

**DATE OF NOTICE:** July 18, 2011

**DATE OF INSPECTION:**

**July 11, 2011**

**CASE NUMBER:** COD2011-04692

**PROPERTY ADDRESS:** 1825 9TH ST

**LEGAL DESCRIPTION:** LOT 14 BLK 15 POLK COUNTY HOMESTEAD & TRUST CO ADD

ERIC HATFIELD  
Heir - DAVID A HATFIELD  
5100 HARWOOD DR  
DES MOINES IA 50312

DAVID HATFIELD  
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 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.

Robert Reynolds  
(515) 283-4128



Nid Inspector

DATE MAILED: 7/18/2011

MAILED BY: KMD

**Areas that need attention:** 1825 9TH ST

<b>Component:</b>	Brick Chimney	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Ductwork	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Electrical Lighting Fixtures	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Electrical Other Fixtures	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Floor Joists/Beams	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Flooring	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Flooring	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Foundation	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			



<b>Component:</b>	Furnace	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Gas Line to Water Heater	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Interior Stairway	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Mechanical System	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Plumbing System	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Roof	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Roof	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Shingles Flashing	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			

<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			

<b>Component:</b>	Waste Lines	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			

**BDH 1-E**



1825 9<sup>th</sup>

West side of House.



1825 9<sup>th</sup>

North side of House.



1825 9<sup>th</sup>

East side of House.



1825 9<sup>TH</sup>

East side of Roof.

BDH 1-E



1825 9<sup>TH</sup>

SECOND FLOOR COLLAPSE ONTO FIRST FLOOR KITCHEN AREA



1825 9<sup>TH</sup>

SECOND FLOOR COLLAPSE ONTO FIRST FLOOR DINING ROOM AREA.