

Date April 23, 2012

WHEREAS, the property located at 1900 Lincoln Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders Ronald L. Vaughn and Carol Guyer were notified more than thirty days ago to repair or demolish the fire-damaged main 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 main structure on the real estate legally described as -EX TRI PC NE COR ST- LOT 17 BURKHARDT HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1900 Lincoln Avenue, 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 owners 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				
MOTION CARRIED			APPROVED	

**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.

\_\_\_\_\_ Mayor

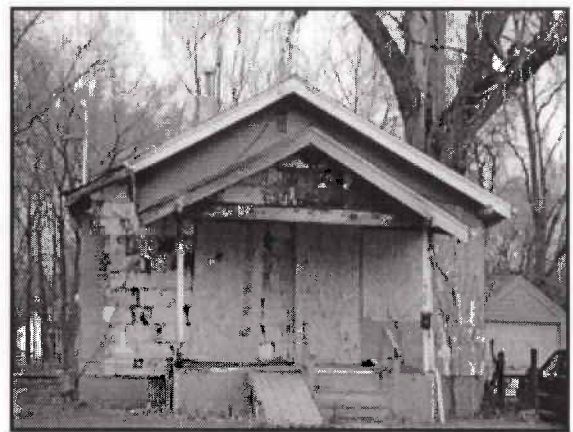
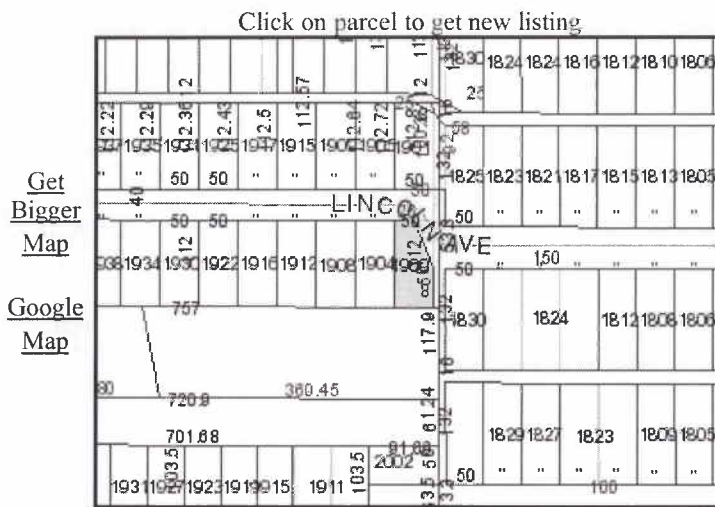
\_\_\_\_\_ City Clerk

**BDH 1-A**



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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/00509-000-000	7924-33-228-018	0177	DM73/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1900 LINCOLN AVE			DES MOINES IA 50314-1561		



Approximate date of photo 03/20/2012

Mailing Address
CAROL GUYER 2630 ARTHUR AVE DES MOINES, IA 50317-3014

Legal Description
-EX TRI PC NE COR ST- LOT 17 BURKHARDT HEIGHTS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	VAUGHN, RONALD L	2010-01-06	13327/390	
Title Holder #2	GUYER, CAROL			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	6,100	13,400	0	19,500

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

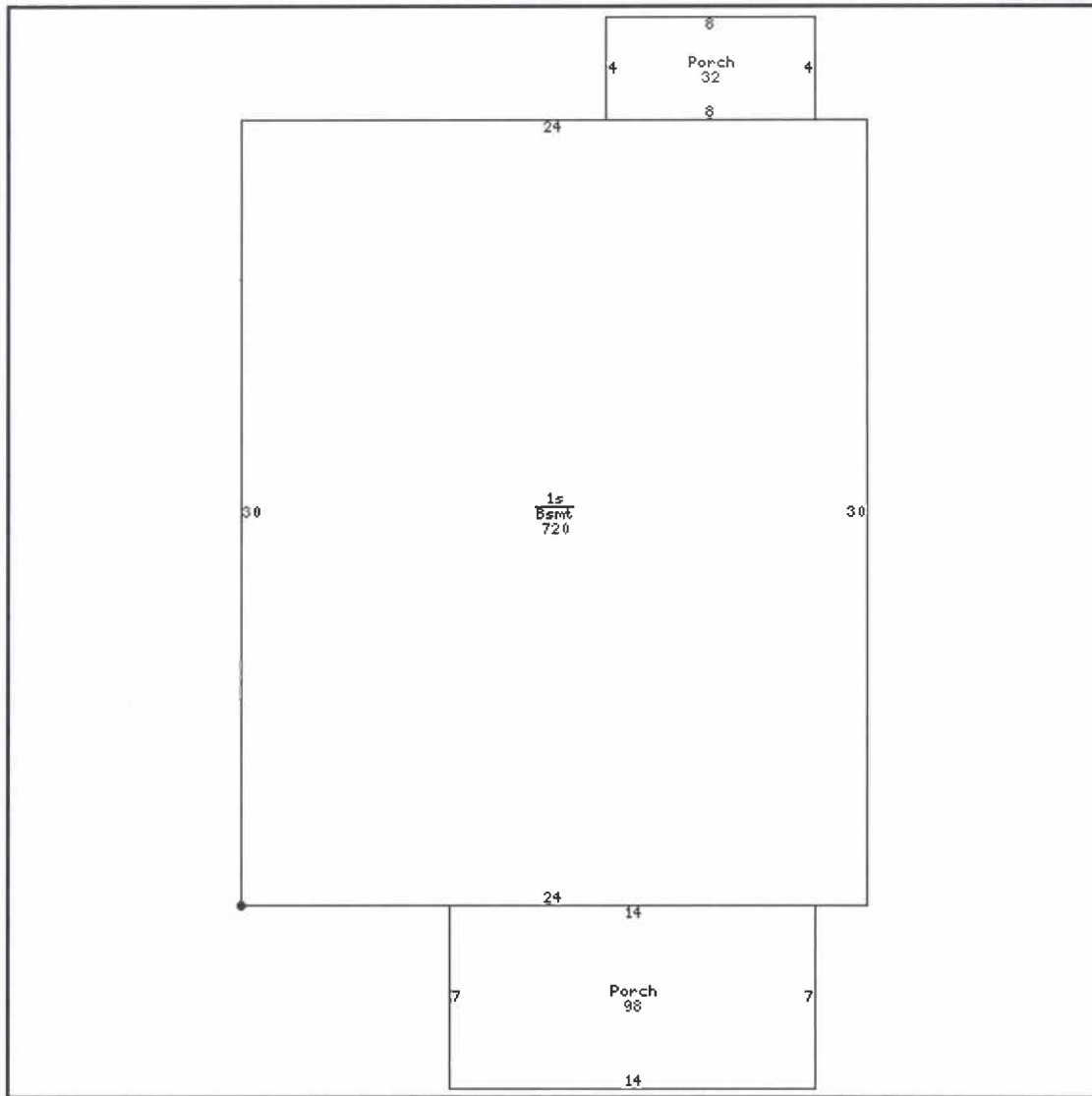
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14361		
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	4,780	FRONTAGE	50.0	DEPTH	96.0
ACRES	0.110	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	CV/Conventional
YEAR BUILT	1922	# FAMILIES	1	GRADE	5
GRADE ADJUST	+05	CONDITION	PR/Poor	TSFLA	720
MAIN LV AREA	720	BSMT AREA	720	OPEN PORCH	130
FOUNDATION	B/Brick	EXT WALL TYP	AS/Asbestos	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	4

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Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	PP/Pass/Partial	2010-12-28	RV/Review Value CHECK CONDITION
2011	U/Pickup	PR/Partial	2010-12-28	RV/CHECK CONDITION

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	6,100	13,400	0	19,500
2009	<u>Assessment Roll</u>	Residential	Full	6,700	34,300	0	41,000
2007	<u>Assessment Roll</u>	Residential	Full	6,400	32,900	0	39,300
2005	<u>Assessment Roll</u>	Residential	Full	3,700	15,300	0	19,000
2003	<u>Assessment Roll</u>	Residential	Full	3,140	13,350	0	16,490
2001	<u>Assessment Roll</u>	Residential	Full	3,330	11,000	0	14,330
1999	<u>Assessment Roll</u>	Residential	Full	4,150	13,200	0	17,350

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1997	Assessment Roll	Residential	Full	3,600	11,450	0	15,050
1995	Assessment Roll	Residential	Full	3,260	10,380	0	13,640
1989	Assessment Roll	Residential	Full	2,820	8,980	0	11,800

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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](mailto: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: December 9, 2010**

**DATE OF INSPECTION: December 07, 2010**

**CASE NUMBER:** COD2010-08483

**PROPERTY ADDRESS:** 1900 LINCOLN AVE

**LEGAL DESCRIPTION:** -EX TRI PC NE COR ST- LOT 17 BURKHARDT HEIGHTS

CAROL GUYER & RONALD L VAUGHN  
Title Holder  
2630 ARTHUR AVE  
DES MOINES IA 50317

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.

Neighborhood Inspection Division

(515) 283-4208



Nid Inspector

DATE MAILED: 12/9/2010

MAILED BY: KMD

**Areas that need attention:** 1900 LINCOLN AVE

<b>Component:</b>	Electrical Receptacles	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Unknown
<b>Comments:</b>			
<b>Component:</b>	Electrical Service	<b>Defect:</b>	Improperly Installed
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Basement
<b>Comments:</b>	New electric service installed without permit.		
<b>Component:</b>	Electrical Service	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>	North.		
<b>Component:</b>	Flooring	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Unknown
<b>Comments:</b>			
<b>Component:</b>	Furnace	<b>Defect:</b>	Improperly Installed
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Basement
<b>Comments:</b>	Installed without permit.		
<b>Component:</b>	Furnace	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Interior Stairway	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Basement
<b>Comments:</b>			



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**Component:** Interior Walls /Ceiling  
**Requirement:** Compliance, International Property Maintenance Code  
**Comments:** NE bedroom.  
**Defect:** Fire damaged  
**Location:** Unknown

**Component:** Interior Walls /Ceiling  
**Requirement:** Compliance, International Property Maintenance Code  
**Comments:** Throughout.  
**Defect:** Smoke Damage  
**Location:** Unknown

**Component:** Roof  
**Requirement:** Compliance, International Property Maintenance Code  
**Comments:** NE corner.  
**Defect:** In poor repair  
**Location:** Roof

**Component:** Shingles Flashing  
**Requirement:** Compliance, International Property Maintenance Code  
**Comments:** NE corner.  
**Defect:** Missing  
**Location:** Roof

**Component:** Smoke Detectors  
**Requirement:** Compliance, International Property Maintenance Code  
**Comments:**  
**Defect:** Not Supplied  
**Location:** Throughout

**Component:** Soffit/Facia/Trim  
**Requirement:** Compliance, International Property Maintenance Code  
**Comments:** NE corner.  
**Defect:** Fire damaged  
**Location:** Roof

**Component:** Stairs/Stoop  
**Requirement:** Compliance, International Property Maintenance Code  
**Comments:** North and south exterior stairs and decks.  
**Defect:** In poor repair  
**Location:** Deck

**Component:** Water Heater  
**Requirement:** Compliance with Uniform Plumbing Code  
**Comments:** Diverter leg.  
**Defect:** Improperly Installed  
**Location:** Basement

**Component:** Window Glazing/Paint  
**Requirement:** Compliance, International Property Maintenance Code  
**Comments:** Throughout.  
**Defect:** In poor repair  
**Location:** Main Structure

<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	Cracked/Broken
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			

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