



## Roll Call Number

Agenda Item Number

**BDH 1-A**

Date July 23, 2012

WHEREAS, the property located at 1627 Evergreen Avenue, 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 Titleholder Veronica B. Reel (deceased) and Russell E. Reel, and Mortgage Holder US Bank, National Association, were notified more than thirty days ago to repair or demolish the 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 W 104F E 312F N 300F LT 23 OP NW 1/4 SEC 23-78-24, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1627 Evergreen Avenue, 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				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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



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

**DATE OF NOTICE:** May 4, 2012

**DATE OF INSPECTION:** March 13, 2012

**CASE NUMBER:** COD2012-01394

**PROPERTY ADDRESS:** 1627 EVERGREEN AVE

**LEGAL DESCRIPTION:** W 104F E 312F N 300F LT 23 OP NW 1/4 SEC 23-78-24

RUSSELL E REEL  
Heir  
2305 39TH ST  
DES MOINES IA 50310

U.S. BANK NATIONAL ASSOCIATION  
Mortgage Holder  
CT CORP. SYS. REG. AGENT  
500 EAST COURT AVENUE  
DES MOINES IA 50309

VERONICA B REEL  
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.

Mike F Lehman

(515) 283-4299



Nid Inspector

DATE MAILED: 5/4/2012

MAILED BY: TSY

**Areas that need attention:** 1627 EVERGREEN AVE

<b><u>Component:</u></b>	Ductwork	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Compliance with International Building Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Floor Joists/Beams	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Flooring	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Interior Stairway	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Basement
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Interior Stairway	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Basement
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Mechanical System	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b>Component:</b> Plumbing System <b>Requirement:</b> Plumbing Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Roof <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Roof
<b>Component:</b> Shingles Flashing <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b>	<b>Defect:</b> Missing <b>Location:</b> Roof
<b>Component:</b> Smoke Detectors <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b>	<b>Defect:</b> Not installed as required <b>Location:</b> Throughout
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Sub Floor <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Window Glazing/Paint <b>Requirement:</b> Compliance, International Property Maintenance Code <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Windows/Window Frames <b>Requirement:</b> Compliance, International Property Maintenance Code <b>Comments:</b>	<b>Defect:</b> Cracked/Broken <b>Location:</b> Throughout
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Compliance, International Property Maintenance Code <b>Comments:</b>	<b>Defect:</b> Smoke Damage <b>Location:</b> Throughout



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
010/06889-000-000	7824-23-176-005	0670	DM22/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1627 EVERGREEN AVE			DES MOINES IA 50320-1342		

Click on parcel to get new listing



Approximate date of photo 12/02/2008

### Mailing Address

VERONICA B REEL  
1627 EVERGREEN AVE  
DES MOINES, IA 50320-1342

### Legal Description

W 104F E 312F N 300F LT 23 OP NW 1/4 SEC 23-78-24

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	REEL, VERONICA B	1955-10-25	2819/324	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	34,500	129,700	0	164,200

<u>Market Adjusted Cost Report</u>	<u>Estimate Taxes</u>	<u>Polk County Treasurer Tax Information</u>	<u>Pay</u>
	<u>Taxes</u>		

Taxable Value Credit	Name	Number	Info
----------------------	------	--------	------

**BDH 1-A**

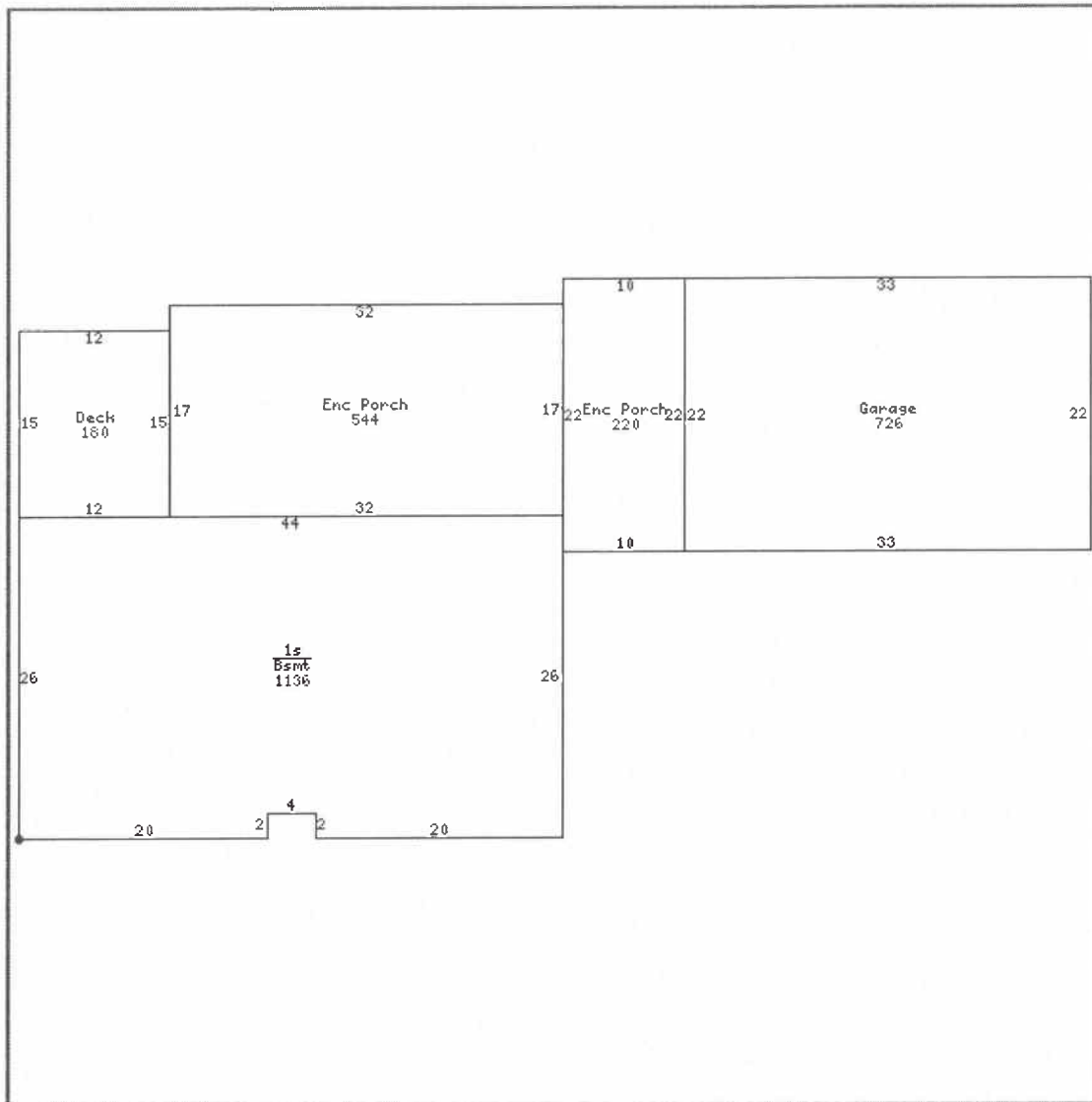
Homestead	REEL, VERONICA B	53111	
Military	REEL, RUSSELL E	38460	World War II

Zoning	Description	SF	Assessor Zoning
R1-80	One Family Residential District		Residential

**Source:** City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	28,080	FRONTAGE	104.0	DEPTH	270.0
ACRES	0.645	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1955	# FAMILIES	1	GRADE	4
GRADE ADJUST	+05	CONDITION	AN/Above Normal	TSFLA	1,136
MAIN LV AREA	1,136	ATT GAR AREA	726	BSMT AREA	1,136
FIN BMT AREA	550	FIN BMT QUAL	LO/Low	%GAR BRICK	100
ENCL PORCH	764	DECK AREA	180	FOUNDATION	C/Concrete Block
EXT WALL TYP	BR/Brick	%BRICK	100	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	FIREPLACES	2	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	1	TOILET ROOMS	1
BEDROOMS	3	ROOMS	6		



Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Residential	Full	34,500	129,700	0	164,200
2009	Assessment Roll	Residential	Full	33,900	129,900	0	163,800
2007	Assessment Roll	Residential	Full	34,200	122,500	0	156,700
2005	Board Action	Residential	Full	34,600	113,700	0	148,300
2005	Assessment Roll	Residential	Full	34,600	120,600	0	155,200
2003	Assessment Roll	Residential	Full	32,070	112,760	0	144,830
2001	Board Action	Residential	Full	27,900	103,360	0	131,260
2001	Assessment Roll	Residential	Full	27,900	103,360	0	131,260
1999	Board Action	Residential	Full	18,960	82,630	0	101,590
1999	Assessment Roll	Residential	Full	18,960	82,630	0	101,590



**BDH 1-A**

1997	Assessment Roll	Residential	Full	18,370	80,070	0	98,440
1995	Board Action	Residential	Full	16,840	73,400	0	90,240
1995	Assessment Roll	Residential	Full	16,840	73,400	0	90,240
1993	Assessment Roll	Residential	Full	14,640	63,830	0	78,470
1993	Was Prior Year	Residential	Full	13,680	59,650	0	73,330

[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)



1077 EVERGREEN NORTH EXTERIOR



DH 1A

07/18/2012



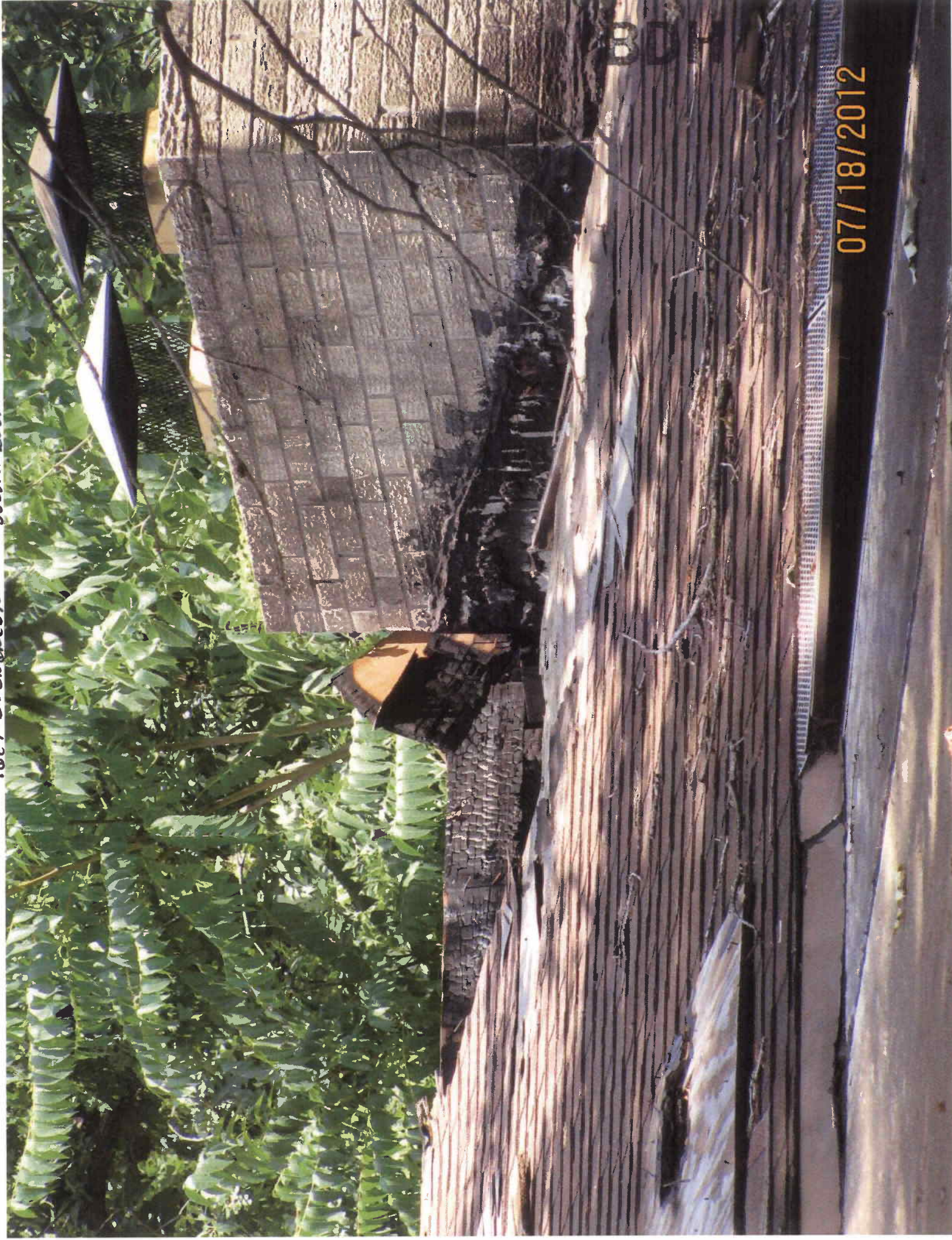
1627 EVERGREEN SOUTH EXTERIOR.



07/18/2012



1627 EVERGREEN SOUTH ROOF.

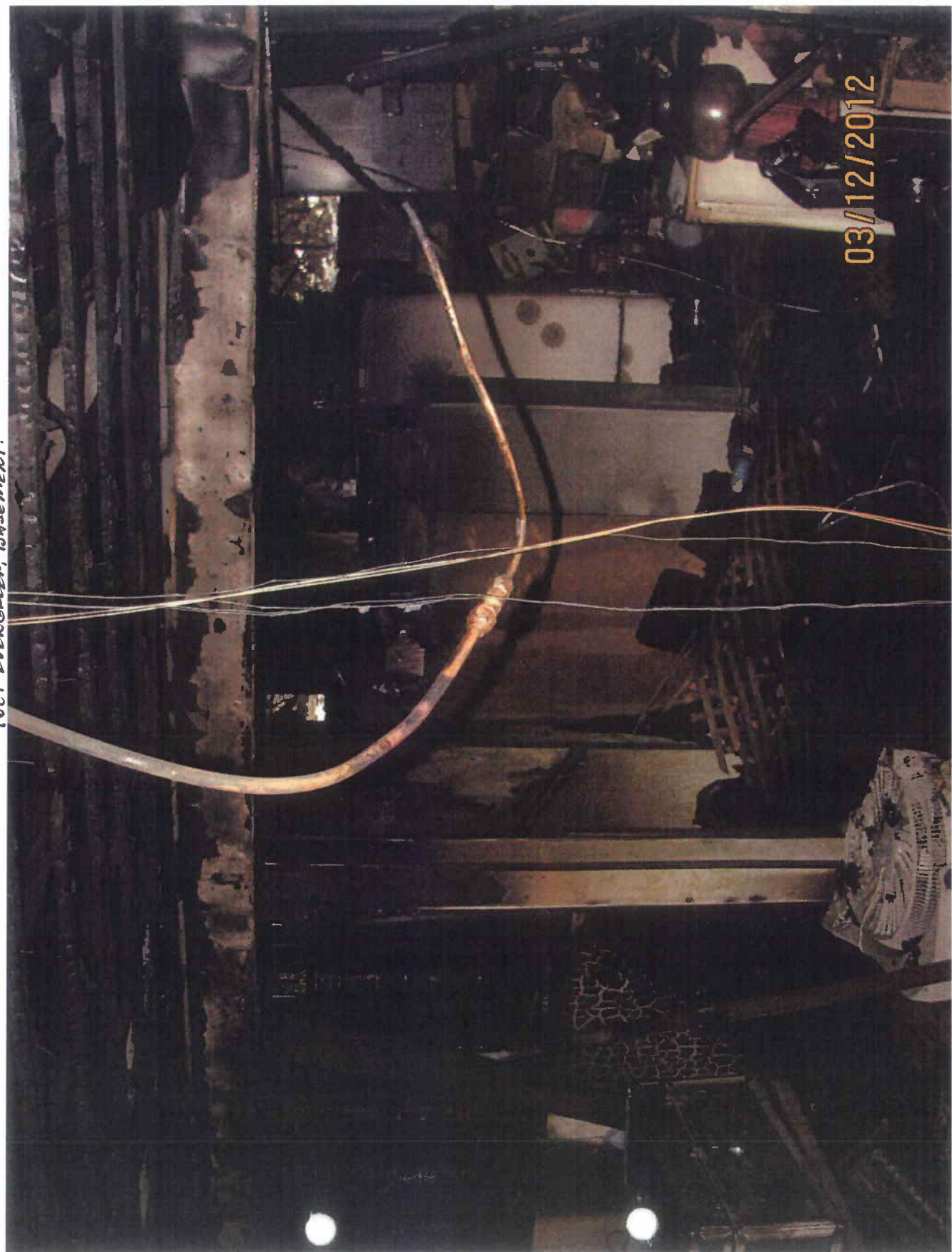


07/18/2012



BDH-  
1A

1627 EVERGREEN, BASEMENT.

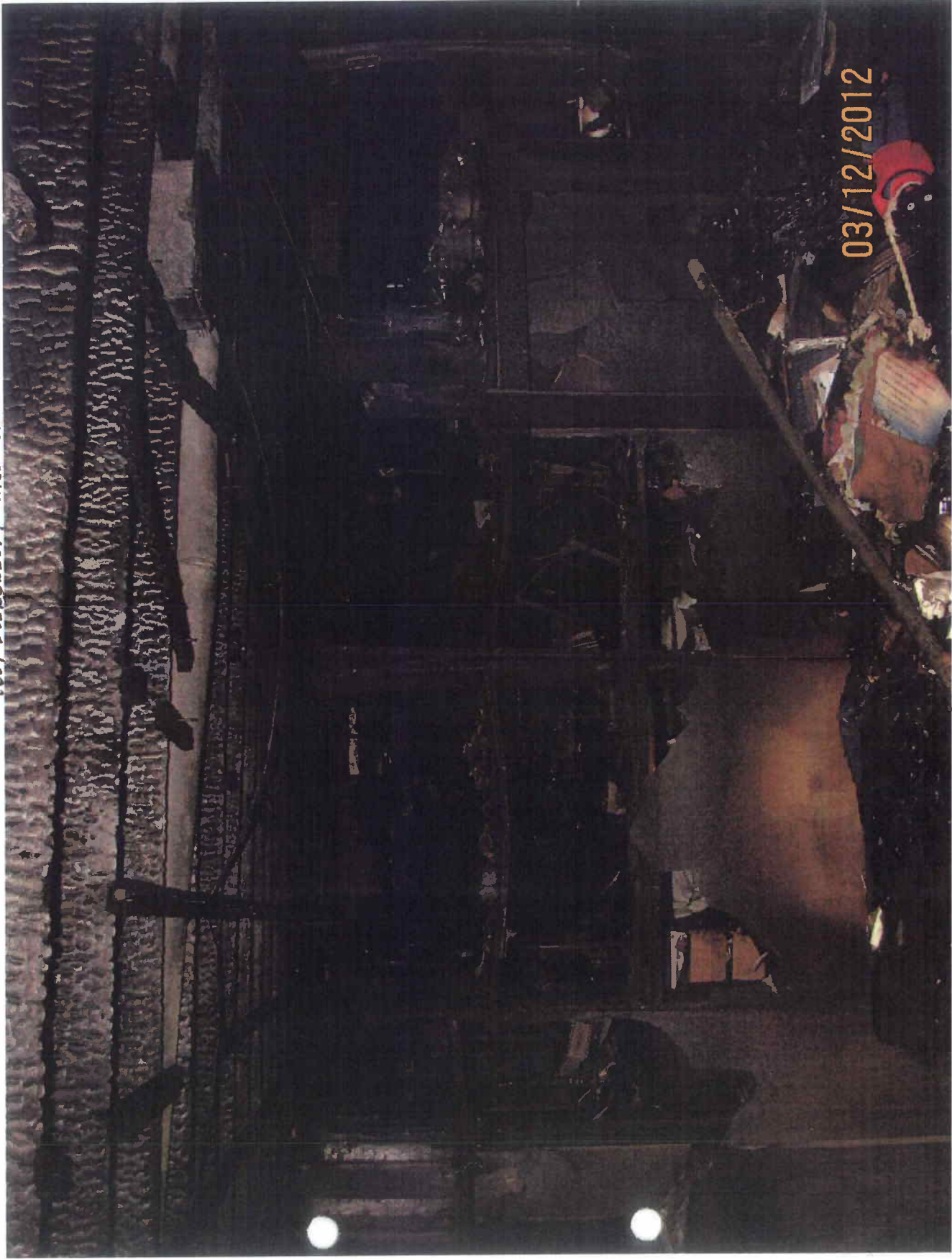


03/12/2012



BDH  
1A

1627 EVERGREEN, BASEMENT.



03/12/2012