



**Roll Call Number**

Agenda Item Number  
**BDH 1B**

Date April 15, 2015

WHEREAS, the property located at 1635 Des Moines 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, The Woods Bibbin Company, LLC, was notified via personal service 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 The East 1/2 of Lot 15 in Block 58 in STEWART'S ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1635 Des Moines 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 structure.

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

FORM APPROVED:

  
\_\_\_\_\_  
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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**

**BDH 1-B**

**DATE OF NOTICE: February 20, 2015**

**DATE OF INSPECTION: July 26, 2011**

**CASE NUMBER: COD2011-05150**

**PROPERTY ADDRESS: 1635 DES MOINES ST**

**LEGAL DESCRIPTION: E 1/2 LOT 15 BLK 58 STEWARTS ADDITION**

THE WOODS BIBBIN COMPANY LLC  
Title Holder  
JOSEPH LEO, REGISTERED AGENT  
666 GRAND AVE STE 200 RUAN CTR  
DES MOINES IA 50309

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. The violations noted must be corrected within 30 days from data of 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 (515) 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 (515) 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.

Jan L. Shafer  
(515) 283-4008



Nid Inspector

DATE MAILED: 2/20/2015

MAILED BY: JDH

**Areas that need attention:** 1635 DES MOINES ST

<b>Component:</b> Roof	<b>Defect:</b> Holes or major defect	
<b>Requirement:</b> Building Permit		<b>Location:</b> Roof
<b>Comments:</b> Repair/replace deteriorated joists, sheathing, and shingles.		
<b>Component:</b> Mechanical System	<b>Defect:</b> In disrepair	
<b>Requirement:</b> Mechanical Permit		<b>Location:</b> Main Structure
<b>Comments:</b>		
<b>Component:</b> Soffit/Facia/Trim	<b>Defect:</b> Excessive rot	
<b>Requirement:</b>		<b>Location:</b> Main Structure
<b>Comments:</b> Repair/replace rotted siding, facia, and trim.		
<b>Component:</b> Exterior Walls	<b>Defect:</b> Deteriorated	
<b>Requirement:</b>		<b>Location:</b>
<b>Comments:</b> Repair/replace siding.		
<b>Component:</b> Windows/Window Frames	<b>Defect:</b> Deteriorated	
<b>Requirement:</b>		<b>Location:</b>
<b>Comments:</b> Repair/replace deteriorated windows, frames, and sills.		
<b>Component:</b> Exterior Doors/Jams	<b>Defect:</b> Deteriorated	
<b>Requirement:</b>		<b>Location:</b>
<b>Comments:</b> Repair/replace deteriorated doors, jams, frames, and trim.		
<b>Component:</b> Electrical Service	<b>Defect:</b>	
<b>Requirement:</b> Compliance with National Electrical Code		<b>Location:</b>
<b>Comments:</b>		
<b>Component:</b> Plumbing System	<b>Defect:</b>	
<b>Requirement:</b> Compliance with Uniform Plumbing Code		<b>Location:</b>
<b>Comments:</b>		

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<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	Deteriorated .
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	
<b><u>Comments:</u></b>	Repair/replace deteriorated drywall on walls and ceilings.		

*Polk County Assessor*   
Iowa

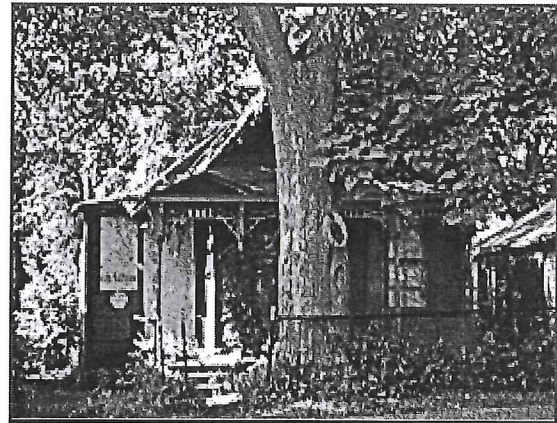
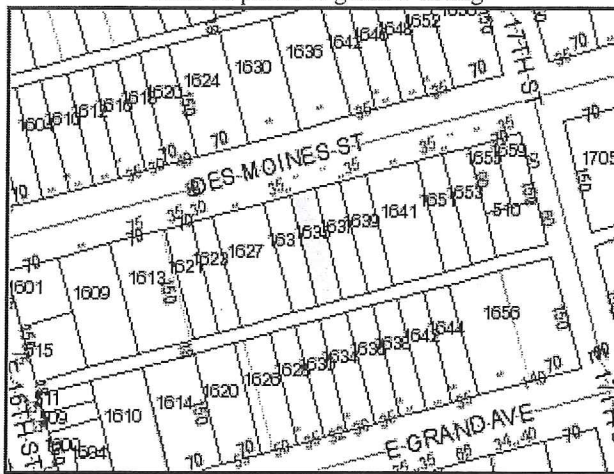
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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
040/05493-000-000	7824-02-134-013	0380	DM15/Z	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
1635 DES MOINES ST			DES MOINES IA 50316-3534		

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)



Approximate date of photo 06/05/2012

<b>Mailing Address</b>
THE WOODS BIBBIN CO LLC 712 40TH ST DES MOINES, IA 50312-3217

<b>Legal Description</b>
E 1/2 LOT 15 BLK 58 STEWARTS ADDITION

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	THE WOODS BIBBIN CO LLC	2014-11-04	15374/742	

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Assmt Roll	Residential	Full	4,800	2,800	0	7,600
Current	Residential	Full	4,800	2,700	0	7,500

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

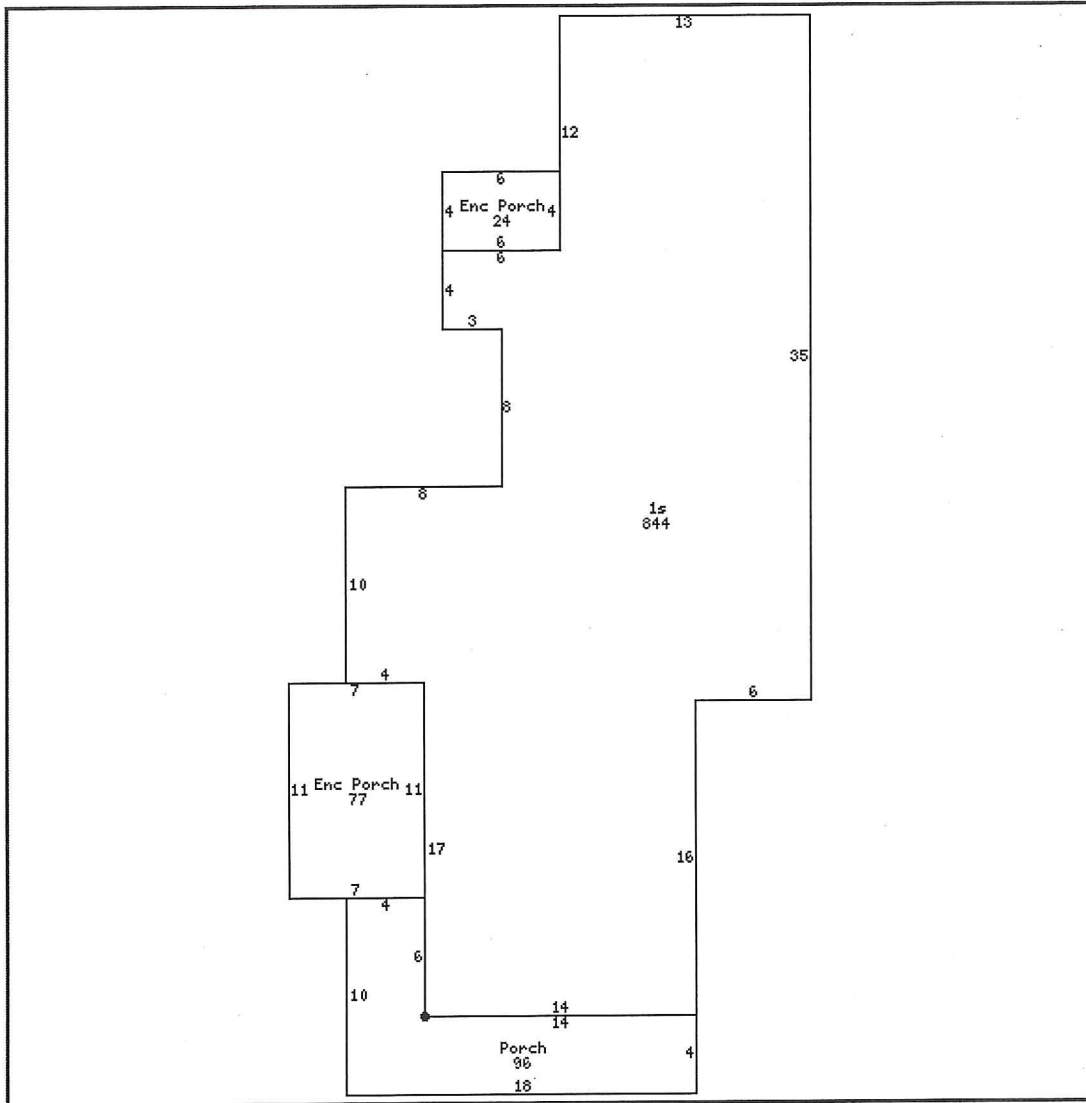
Taxable Value Credit	Name	Number	Info
Homestead	SMITH, JAMES G	104830	

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

**Source:** City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

Land					
SQUARE FEET	5,250	FRONTAGE	35.0	DEPTH	150.0
ACRES	0.121	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	YEAR BUILT	1882
# FAMILIES	1	GRADE	5	GRADE ADJUST	+10
CONDITION	VP/Very Poor	TSFLA	844	MAIN LV AREA	844
OPEN PORCH	96	ENCL PORCH	101	FOUNDATION	B/Brick
EXT WALL TYP	CO/Composition	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	F/Floor Wall	AIR COND	0	BATHROOMS	1
BEDROOMS	1	ROOMS	4		



Year	Type	Status	Application	Permit/Pickup Description
2001	P/Permit	CP/Complete	2000-05-30	RM/GARAGE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	4,800	2,700	0	7,500
2011	Assessment Roll	Residential	Full	5,400	3,200	0	8,600
2009	Assessment Roll	Residential	Full	5,600	3,200	0	8,800
2007	Assessment Roll	Residential	Full	5,600	3,200	0	8,800
2005	Assessment Roll	Residential	Full	5,500	14,600	0	20,100
2003	Assessment Roll	Residential	Full	4,890	13,160	0	18,050
2001	Assessment Roll	Residential	Full	5,250	11,310	0	16,560
1999	Assessment Roll	Residential	Full	4,450	13,780	0	18,230
1997	Assessment Roll	Residential	Full	3,840	11,880	0	15,720



1995	Assessment Roll	Residential	Full	3,490	10,790	0	14,280
1993	Assessment Roll	Residential	Full	3,080	9,510	0	12,590
1989	Assessment Roll	Residential	Full	3,080	8,020	0	11,100

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](mailto:polkweb@assess.co.polk.ia.us)*



07.26.2011

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