



**Roll Call Number**

**Agenda Item Number**

64A

**Date** December 21, 2015

**ABATEMENT OF PUBLIC NUISANCES AT 1344 JEFFERSON AVENUE**

WHEREAS, the property located at 1344 Jefferson Avenue, 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 titleholders, Unknown Heirs of Jess J. Frazier and Mauree Frazier, were notified more than thirty days ago to repair or demolish the 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:

The main structure on the real estate legally described as Lot 38 in INGLE-WOLD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 1344 Jefferson 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 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:

  
\_\_\_\_\_  
Luke DeSmet, Assistant City Attorney

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

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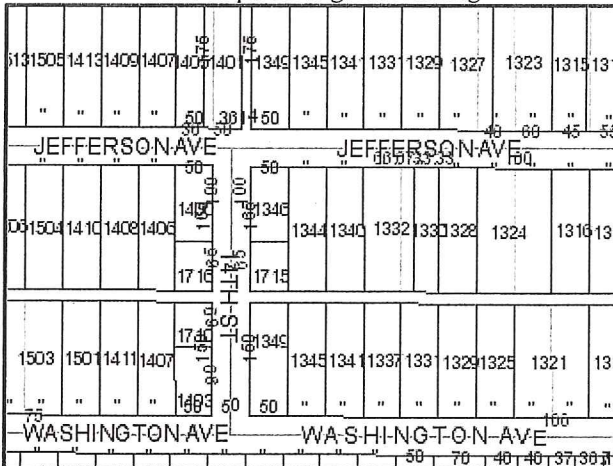
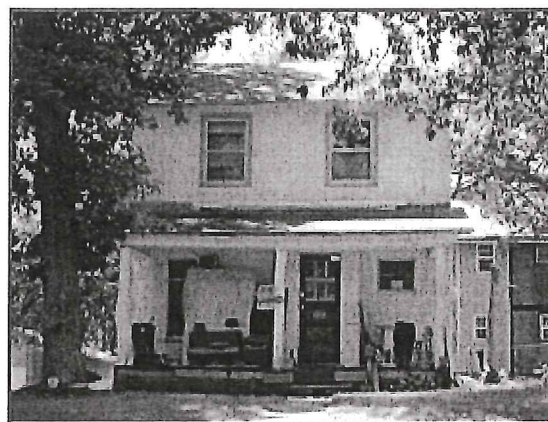
*Polk County Assessor*   
Iowa

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
080/03496-000-000	7924-34-153-003	0124	DM76/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>		
1344 JEFFERSON AVE			DES MOINES IA 50314-1940		

Click on parcel to get new listing

Get Bigger Map  
Google Map

Approximate date of photo 07/03/2013

<b>Mailing Address</b>
LINDA M CARTER LEWIS 3141 SW 38TH PL DES MOINES, IA 50321-1459

<b>Legal Description</b>
LOT 38 INGLE-WOLD

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	FRAZIER, JESS J	1944-07-25	1807/476	
Title Holder #2	FRAZIER, MAUREE			

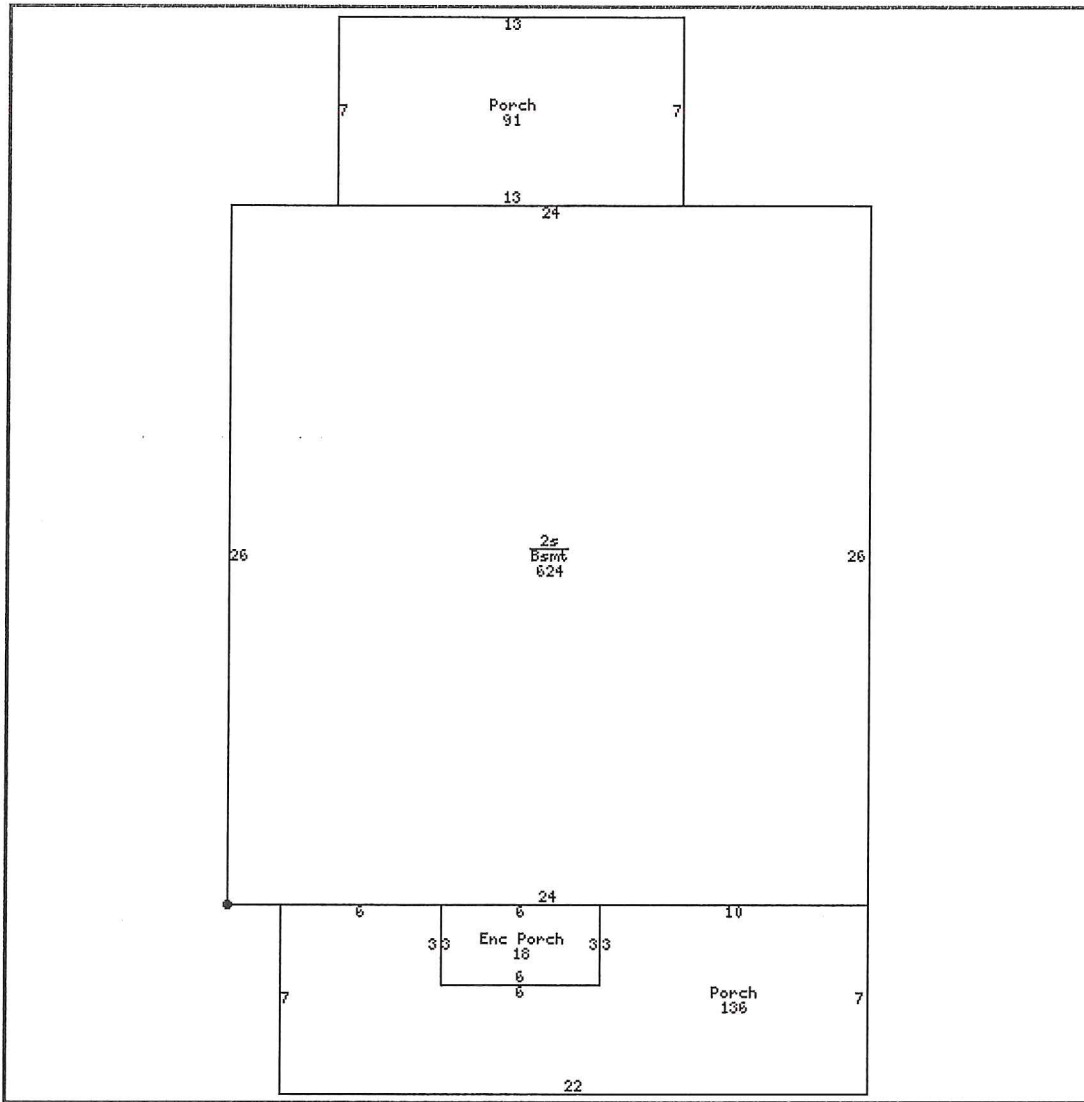
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	7,600	35,700	0	43,300

[Market Adjusted Cost Report](#) [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
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182			

Land					
<b>SQUARE FEET</b>	8,250	<b>FRONTAGE</b>	50.0	<b>DEPTH</b>	165.0
<b>ACRES</b>	0.189	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

Residence # 1					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S2/2 Stories	<b>BLDG STYLE</b>	ET/Early 20s
<b>YEAR BUILT</b>	1908	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	+00	<b>CONDITION</b>	BN/Below Normal	<b>TSFLA</b>	1,248
<b>MAIN LV AREA</b>	624	<b>UPPR LV AREA</b>	624	<b>BSMT AREA</b>	624
<b>OPEN PORCH</b>	227	<b>ENCL PORCH</b>	18	<b>FOUNDATION</b>	B/Brick
<b>EXT WALL TYP</b>	AS/Asbestos	<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>	1
<b>BEDROOMS</b>	3	<b>ROOMS</b>	6		



Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	7,600	35,700		43,300
2013	Assessment Roll	Residential	Full	8,200	34,000	0	42,200
2011	Assessment Roll	Residential	Full	8,800	40,900	0	49,700
2009	Assessment Roll	Residential	Full	6,600	42,800	0	49,400
2007	Assessment Roll	Residential	Full	6,300	41,000	0	47,300
2005	Assessment Roll	Residential	Full	7,100	35,700	0	42,800
2003	Assessment Roll	Residential	Full	6,830	33,770	0	40,600
2001	Assessment Roll	Residential	Full	7,040	26,770	0	33,810
1999	Assessment Roll	Residential	Full	5,030	14,630	0	19,660
1997	Assessment Roll	Residential	Full	4,120	11,970	0	16,090
1995	Assessment Roll	Residential	Full	3,840	11,160	0	15,000

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1989	Assessment Roll	Residential	Full	3,320	9,660	0	12,980
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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)



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

64A

**DATE OF NOTICE:** October 5, 2015

**DATE OF INSPECTION:** August 24, 2015

**CASE NUMBER:** COD2015-04953

**PROPERTY ADDRESS:** 1344 JEFFERSON AVE

**LEGAL DESCRIPTION:** LOT 38 INGLE-WOLD

JESS J FRAZIER - DECEASED

Title Holder

3141 SW 38TH PL

DES MOINES IA 50321-1459

MAUREE FRAZIER - DECEASED

Title Holder

3141 SW 38TH PL

DES MOINES IA 50321-1459

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 date 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.**

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: 10/5/2015

MAILED BY: JDH

64A

**Areas that need attention:** 1344 JEFFERSON AVE

<b>Component:</b> Plumbing System <b>Requirement:</b> Compliance with Uniform Plumbing Code <b>Comments:</b> Repair water and plumbing systems using qualified contractor. Plumbing permit and final inspection required for compliance.	<b>Defect:</b> In disrepair <b>Location:</b> Throughout
<b>Component:</b> Windows/Window Frames <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Throughout
<b>Component:</b> Stairs/Stoop <b>Requirement:</b> Building Permit <b>Comments:</b> Exterior - Front & Rear	<b>Defect:</b> Cracked/Broken <b>Location:</b> Main Structure
<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure
<b>Component:</b> Water <b>Requirement:</b> Compliance with Int. Exiting Building Code <b>Comments:</b>	<b>Defect:</b> Disconnected Utility Water/Gas/Electric <b>Location:</b> Main Structure
<b>Component:</b> Mechanical System <b>Requirement:</b> Mechanical Permit <b>Comments:</b> Have Mechanicals check due to non use	<b>Defect:</b> See Comments <b>Location:</b> Main Structure
<b>Component:</b> Shingles Flashing <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure



W/A

**Component:** Windows/Window Frames  
**Defect:** Absence of paint  
**Requirement:**  
**Location:** Main Structure  
**Comments:**

**Component:** See Comments  
**Defect:** Cracked/Broken  
**Requirement:** Building Permit  
**Location:** Main Structure  
**Comments:** Support Colum for front porch

**Component:** Foundation  
**Defect:** Deteriorated  
**Requirement:** Building Permit  
**Location:** Main Structure  
**Comments:** Front porch

top

1344 Jefferson Ave



12.10.2015 10:54

top

1344 Jefferson Ave



12.10.2015 10:54

top

1344 Jefferson Ave



12.10.2015 10:53

10/14

top

1344 Jefferson Ave



12.10.2015 10:53