



Roll Call Number

Agenda Item Number

32B

Date March 11, 2019

ABATEMENT OF PUBLIC NUISANCE AT 913 DOUGLAS AVENUE

WHEREAS, the property located at 913 Douglas 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, All Known and Unknown Heirs of Carolyn S. Owens and All Known and Unknown Heirs of Jack D. Owens; and Mortgage Holder, Beneficial Financial I, Inc., 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 The East 48 feet of Lots Thirteen (13) and Fourteen (14) and the East 48 feet of the South one-half of Lot Fifteen (15) in Block Eight (8) in NORTH OAK PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 913 Douglas 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(s) 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:

Jessica D. Spoden, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and 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



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

32B

**DATE OF NOTICE: November 29, 2018**

**DATE OF INSPECTION: August 16, 2018**

**CASE NUMBER:** COD2018-06781

**PROPERTY ADDRESS:** 913 DOUGLAS AVE

**LEGAL DESCRIPTION:** E 48 F S 125 F LOTS 13, 14 & 15 BLK 8 NORTH OAK PARK

BENEFICIAL FINANCIAL I, INC  
Mortgage Holder  
C T CORP. SYSTEM, REG. AGENT  
818 W SEVENTH ST STE 930  
LOS ANGELES CA 90017

CAROLYN S OWENS  
Title Holder  
DECEASED

JACK D OWENS  
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 60-192 and 60-191 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 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.

Mike F Lehman

(515) 283-4299



Nid Inspector

DATE MAILED: 11/28/2018

MAILED BY: JDH

**Areas that need attention:** 913 DOUGLAS AVE

|  |  |
|--|--|
| <p><b>Component:</b> Accessory Buildings<br/> <b>Requirement:</b><br/> <b>Comments:</b></p>  | <p><b>Defect:</b> See Comments<br/> <b>Location:</b> Garage</p> <p>The garage in it's current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Code Section 134-343.</p> |
| <p><b>Component:</b> Electrical System<br/> <b>Requirement:</b> Electrical Permit<br/> <b>Comments:</b></p>                                | <p><b>Defect:</b> Fire damaged<br/> <b>Location:</b> Main Structure</p>  |
| <p><b>Component:</b> Exterior Walls<br/> <b>Requirement:</b> Compliance, International Property Maintenance Code<br/> <b>Comments:</b></p> | <p><b>Defect:</b> Fire damaged<br/> <b>Location:</b> Main Structure</p> <p>Siding.</p>   |
| <p><b>Component:</b> Flooring<br/> <b>Requirement:</b> Compliance, International Property Maintenance Code<br/> <b>Comments:</b></p>       | <p><b>Defect:</b> Water Damage<br/> <b>Location:</b> Main Structure</p>  |
| <p><b>Component:</b> Furnace<br/> <b>Requirement:</b> Mechanical Permit<br/> <b>Comments:</b></p>  | <p><b>Defect:</b> Water Damage<br/> <b>Location:</b> Basement</p>  |
| <p><b>Component:</b> Interior Walls /Ceiling<br/> <b>Requirement:</b> Building Permit<br/> <b>Comments:</b></p>                            | <p><b>Defect:</b> Fire damaged<br/> <b>Location:</b> Main Structure</p>  |
| <p><b>Component:</b> Water Heater<br/> <b>Requirement:</b> Plumbing Permit<br/> <b>Comments:</b></p>                                       | <p><b>Defect:</b> Not installed as required<br/> <b>Location:</b> Basement</p> <p>Water heater gone.</p>   |
| <p><b>Component:</b> Smoke Detectors<br/> <b>Requirement:</b> Complainece with Int Residential Code<br/> <b>Comments:</b></p>              | <p><b>Defect:</b> Not installed as required<br/> <b>Location:</b> Main Structure</p>   |

|                     |   |                                 |
|---------------------|---|---------------------------------|
| <b>Component:</b>   | Soffit/Facia/Trim                                   | <b>Defect:</b> Fire damaged     |
| <b>Requirement:</b> | Compliance, International Property Maintenance Code | <b>Location:</b> Main Structure |
| <b>Comments:</b>    |   |                                 |
| <b>Component:</b>   | Sub Floor   | <b>Defect:</b> Water Damage     |
| <b>Requirement:</b> | Building Permit                                     | <b>Location:</b> Main Structure |
| <b>Comments:</b>    |   |                                 |
| <b>Component:</b>   | Windows/Window Frames                               | <b>Defect:</b> Fire damaged     |
| <b>Requirement:</b> | Compliance, International Property Maintenance Code | <b>Location:</b> Main Structure |
| <b>Comments:</b>    |   |                                 |



[ [Home](#) ] [ [General Query](#) ] [ [Legal Query](#) ] [ [HomeOwner Query](#) ] [ [Book/Page Query](#) ] [ [Commercial Query](#) ] [ [Res Sales Query](#) ] [ [Comm Sales Query](#) ] [ [Help](#) ]

|                        |                                       |                                 |             |                           |               |
|------------------------|---------------------------------------|---------------------------------|-------------|---------------------------|---------------|
| <b>District/Parcel</b> | <b>GeoParcel</b>                      | <b>Map</b>                      | <b>Nbhd</b> | <b>Jurisdiction</b>       | <b>Status</b> |
| 070/03857-000-000      | 7924-22-383-012                       | 0280                            | DM82/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> |               |
| 913 DOUGLAS AVE        |                                       |                                 |             | DES MOINES IA 50313-4038  |               |

Click on parcel to get new listing

Get Bigger Map  
Google Map



Approximate date of photo 08/20/2013

|  |
|--|
| <b>Mailing Address</b>                                       |
| JACK D OWENS<br>913 DOUGLAS AVE<br>DES MOINES, IA 50313-4038 |

|  |
|--|
| <b>Legal Description</b>                             |
| E 48 F S 125 F LOTS 13, 14 & 15 BLK 8 NORTH OAK PARK |

| Ownership       | Name             | Recorded   | Book/Page | RevStamps |
|-----------------|------------------|------------|-----------|-----------|
| Title Holder #1 | OWENS, JACK D    | 2004-09-28 | 10749/536 | 133.60    |
| Title Holder #2 | OWENS, CAROLYN S |            |           |           |

| Assessment   | Class       | Kind | Land   | Bldg   | AgBd | Total  |
|--|-------------|------|--------|--------|------|--------|
| Current  | Residential | Full | 17,000 | 80,100 | 0    | 97,100 |
| <a href="#">Estimate Taxes</a> <a href="#">Polk County Treasurer Tax Information</a> <a href="#">Pay Taxes</a> |             |      |        |        |      |        |

| Taxable Value Credit | Name          | Number | Info |
|----------------------|---------------|--------|------|
| Homestead            | OWENS, JACK D | 158171 |      |

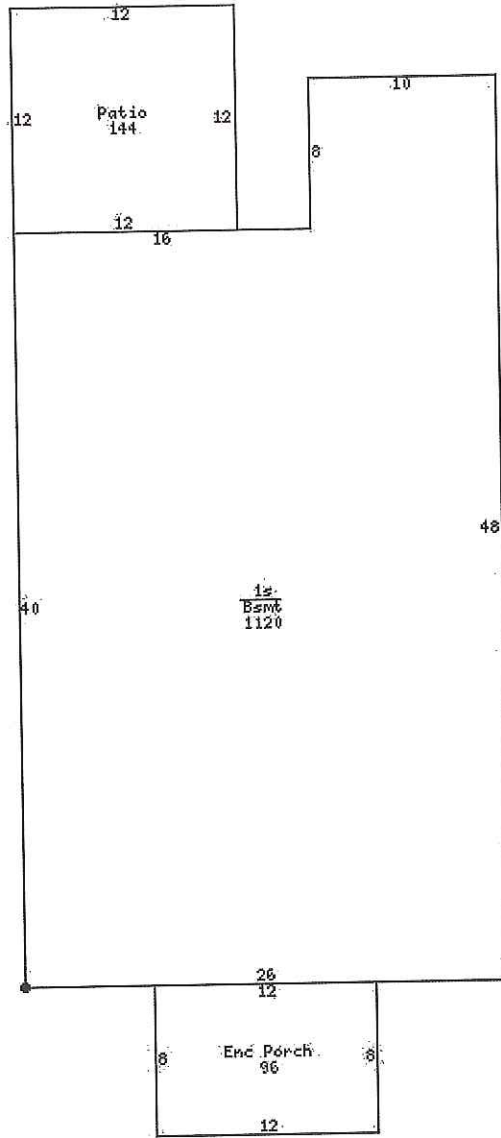
|          |               |       |         |
|----------|---------------|-------|---------|
| Military | OWENS, JACK D | 91535 | Vietnam |
|----------|---------------|-------|---------|

| Zoning   | Description                                  | SF | Assessor Zoning |
|--|--|----|-----------------|
| R1-60  | One Family, Low Density Residential District |    | Residential     |
| Source: City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182 |  |    |                 |

| Land        |       |          |              |            |          |
|-------------|-------|----------|--------------|------------|----------|
| SQUARE FEET | 6,000 | FRONTAGE | 48.0         | DEPTH      | 125.0    |
| ACRES       | 0.138 | SHAPE    | RC/Rectangle | TOPOGRAPHY | N/Normal |

| Residence # 1 |                  |             |                   |              |                  |
|---------------|------------------|-------------|-------------------|--------------|------------------|
| OCCUPANCY     | SF/Single Family | RESID TYPE  | S1/1 Story        | BLDG STYLE   | BG/Bungalow      |
| YEAR BUILT    | 1920             | # FAMILIES  | 1                 | GRADE        | 4                |
| GRADE ADJUST  | -05              | CONDITION   | AN/Above Normal   | TSFLA        | 1,120            |
| MAIN LV AREA  | 1,120            | BSMT AREA   | 1,120             | ENCL PORCH   | 96               |
| PATIO AREA    | 144              | FOUNDATION  | C/Concrete Block  | EXT WALL TYP | MT/Metal Siding  |
| ROOF TYPE     | GB/Gable         | ROOF MATERL | A/Asphalt Shingle | HEATING      | A/Gas Forced Air |
| AIR COND      | 100              | BATHROOMS   | 1                 | BEDROOMS     | 3                |

32B



| Detached # 101 |              |             |          |              |              |
|----------------|--------------|-------------|----------|--------------|--------------|
| OCCUPANCY      | GAR/Garage   | CONSTR TYPE | FR/Frame | MEASCODE     | D/Dimensions |
| MEASURE1       | 22           | MEASURE2    | 22       | STORY HEIGHT | 1            |
| GRADE          | 4            | YEAR BUILT  | 1965     | CONDITION    | NM/Normal    |
| COMMENT        | ALLEY ACCESS |             |          |              |              |

| Seller                | Buyer           | Sale Date  | Sale Price | Instrument | Book/Page |
|-----------------------|-----------------|------------|------------|------------|-----------|
| MARTIN, JAMES M       | OWENS, JACK     | 2004-09-22 | 83,840     | D/Deed     | 10749/536 |
| DREIBELBIS, CHARLES W | MARTIN, JAMES M | 1996-05-18 | 55,500     | D/Deed     | 7406/517  |

| Year | Type            | Class       | Kind | Land   | Bldg   | AgBd | Total  |
|------|-----------------|-------------|------|--------|--------|------|--------|
| 2017 | Assessment Roll | Residential | Full | 17,000 | 80,100 | 0    | 97,100 |
| 2015 | Assessment Roll | Residential | Full | 15,300 | 72,900 | 0    | 88,200 |
| 2013 | Assessment Roll | Residential | Full | 14,700 | 70,800 | 0    | 85,500 |



|      |                        |             |      |        |        |   |        |
|------|------------------------|-------------|------|--------|--------|---|--------|
| 2011 | <u>Assessment Roll</u> | Residential | Full | 14,700 | 70,400 | 0 | 85,100 |
| 2009 | <u>Assessment Roll</u> | Residential | Full | 15,700 | 73,900 | 0 | 89,600 |
| 2007 | <u>Assessment Roll</u> | Residential | Full | 15,500 | 73,100 | 0 | 88,600 |
| 2005 | <u>Assessment Roll</u> | Residential | Full | 13,100 | 61,300 | 0 | 74,400 |
| 2003 | <u>Assessment Roll</u> | Residential | Full | 10,940 | 52,060 | 0 | 63,000 |
| 2001 | <u>Assessment Roll</u> | Residential | Full | 12,080 | 55,730 | 0 | 67,810 |
| 1999 | Assessment Roll        | Residential | Full | 10,280 | 48,990 | 0 | 59,270 |
| 1997 | Board Action           | Residential | Full | 9,630  | 45,870 | 0 | 55,500 |
| 1997 | Assessment Roll        | Residential | Full | 9,630  | 47,420 | 0 | 57,050 |
| 1995 | Board Action           | Residential | Full | 8,510  | 41,910 | 0 | 50,420 |
| 1995 | Assessment Roll        | Residential | Full | 8,510  | 44,310 | 0 | 52,820 |
| 1993 | Assessment Roll        | Residential | Full | 7,360  | 38,340 | 0 | 45,700 |
| 1990 | Assessment Roll        | Residential | Full | 7,360  | 33,440 | 0 | 40,800 |

[email this page](#)

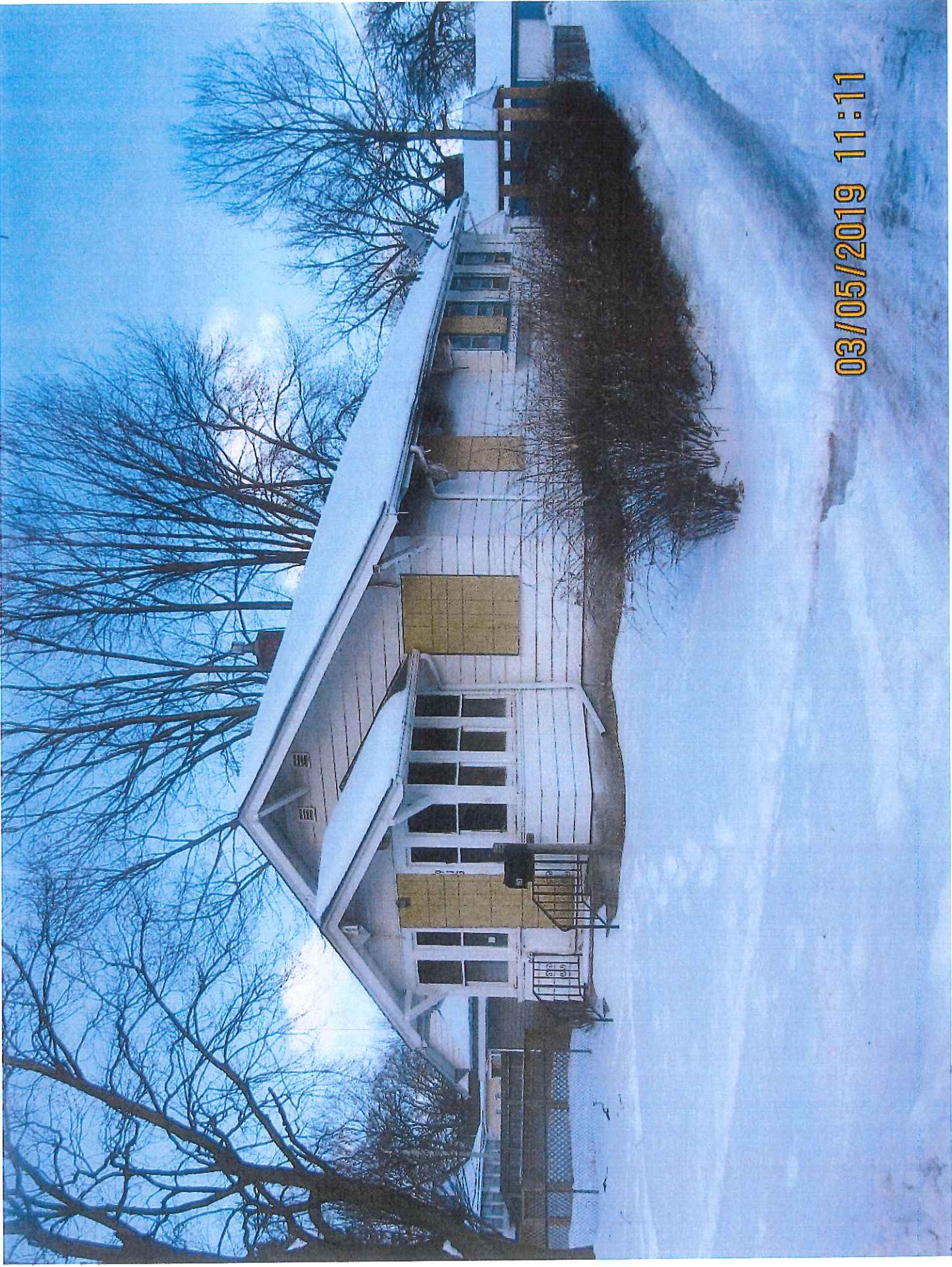
---

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)

32B

913 Douglas Ave

top



03/05/2019 11:11

top

32B

913 Douglas Ave



08/14/2018 13:57

32B

913 Douglas Ave

top



03/05/2019 11:12