



Roll Call Number

Agenda Item Number

37B

Date May 20, 2019

ABATEMENT OF PUBLIC NUISANCE AT 1916 WASHINGTON AVENUE

WHEREAS, the property located at 1916 Washington 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 Titleholder, Norma J. Perry; and the Mortgage Holder, Greater Des Moines Habitat for Humanity, Inc., was notified 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:

The main structure on the real estate legally described as Lot 3 in ARENA ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1916 Washington 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:

Luke DeSmet, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
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

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Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

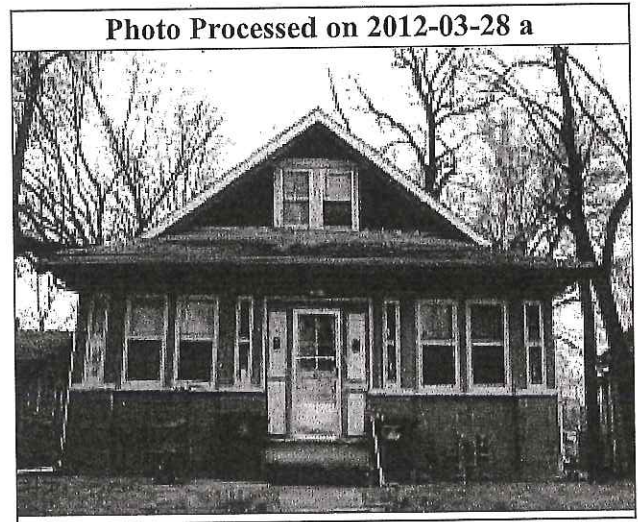
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1916 WASHINGTON AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/00128-000-000	Geoparcels	7924-33-278-004	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	John Catron 515-286-3021		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	AYERS, MARY E	1968-10-08	3982/304
Title Holder	2	PERRY, NORMA J		

Legal Description and Mailing Address

LOT 3 ARENA ADDITION	NORMA J PERRY 1916 WASHINGTON AVE DES MOINES, IA 50314-1416
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Current Values

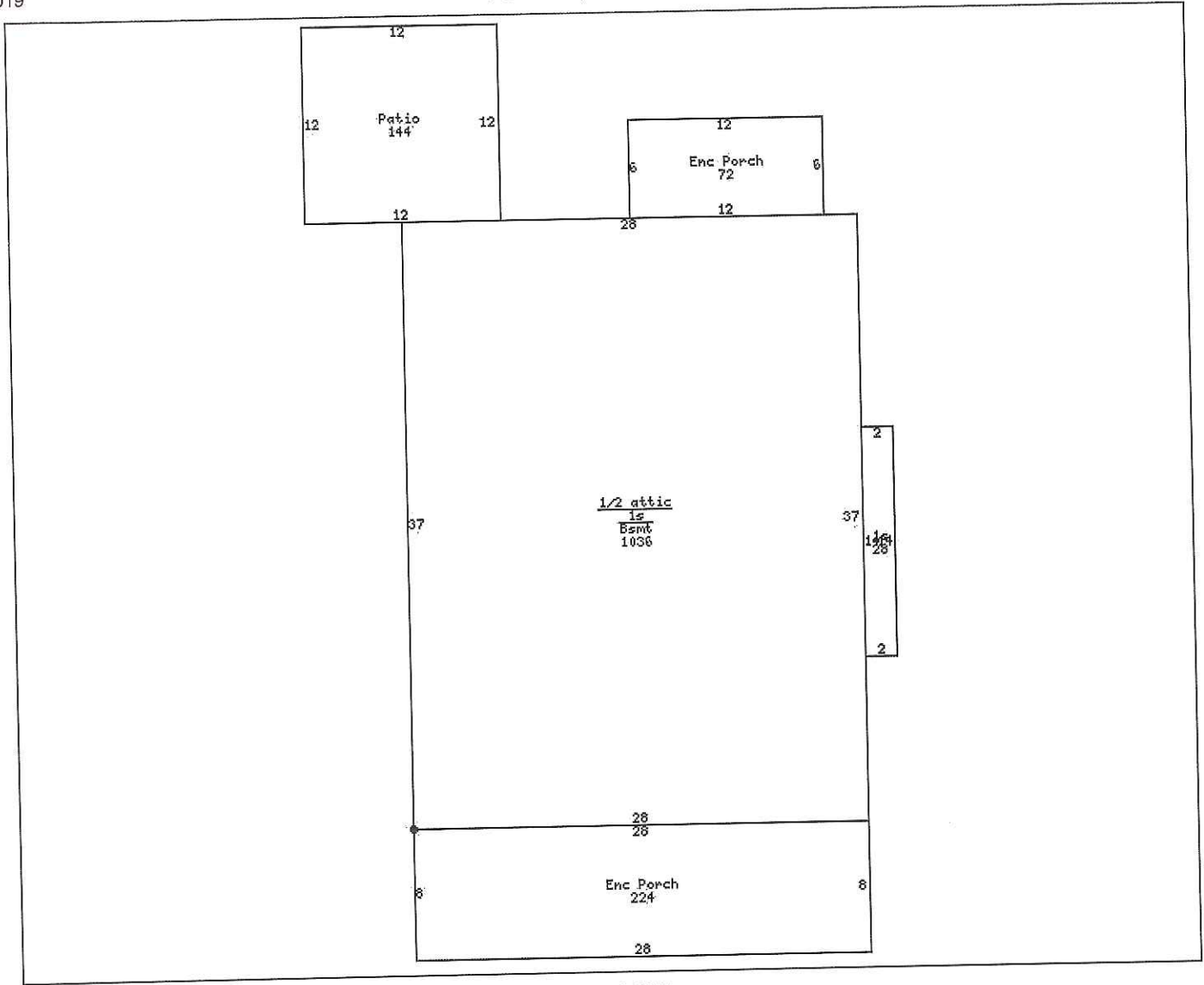
Type	Class	Kind	Land	Bldg	Total
2019 Assessment Roll	Residential	Full	\$8,000	\$54,800	\$62,800
2018 Value	Residential	Full	\$7,100	\$49,600	\$56,700

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information

Category		Name	Information		
2018 Homestead Credit		PERRY, NORMA J	Application #46354		
2018 Military Exemption		PERRY, NORMAN L	Korean Application #73179		
Zoning - 1 Record					
Zoning	Description		SF	Assessor Zoning	
R1-60	One Family, Low Density Residential District			Residential	
Conditional Zoning					
Docket_no 14361					
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	6,800	Acres	0.156	Frontage	50.0
Depth	136.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1910	Number Families	1	Grade	4+00
Condition	Above Normal	Total Square Foot Living Area	1427	Main Living Area	1064
Attic Finished Area	363	Basement Area	1036	Enclosed Porch Area	296
Patio Area	144	Foundation	Brick	Exterior Wall Type	Stucco
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	1	Bedrooms	4
Rooms	7				



Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$49,600	\$56,700
2015	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$49,900	\$57,000
2013	<u>Assessment Roll</u>	Residential	Full	\$7,900	\$49,200	\$57,100
2011	<u>Assessment Roll</u>	Residential	Full	\$8,400	\$59,100	\$67,500
2009	<u>Assessment Roll</u>	Residential	Full	\$6,200	\$61,000	\$67,200
2007	<u>Assessment Roll</u>	Residential	Full	\$5,900	\$58,500	\$64,400
2005	<u>Assessment Roll</u>	Residential	Full	\$6,800	\$57,700	\$64,500
2003	<u>Assessment Roll</u>	Residential	Full	\$5,940	\$50,080	\$56,020
2001	<u>Assessment Roll</u>	Residential	Full	\$4,430	\$37,000	\$41,430
1999	Assessment Roll	Residential	Full	\$4,970	\$22,590	\$27,560
1997	Assessment Roll	Residential	Full	\$4,070	\$18,490	\$22,560
1995	Assessment Roll	Residential	Full	\$3,790	\$17,240	\$21,030
1989	Assessment Roll	Residential	Full	\$3,280	\$14,920	\$18,200

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

DATE OF NOTICE: March 12, 2019

DATE OF INSPECTION: January 03, 2019

CASE NUMBER: COD2019-00019

PROPERTY ADDRESS: 1916 WASHINGTON AVE

LEGAL DESCRIPTION: LOT 3 ARENA ADDITION

GREATER DM HABITAT FOR HUMANITY INC
Mortgage Holder - LANCE HENNING, REG AGENT
2200 E EUCLID AVE
DES MOINES IA 50317

MARY E AYERS- DECEASED
Title Holder
1916 WASHINGTON AVE
DES MOINES IA 50314-1416

NORMA J PERRY
Title Holder
1916 WASHINGTON AVE
DES MOINES IA 50314-1416

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.

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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.


Nid Inspector

DATE MAILED: 3/12/2019

MAILED BY: KMD

Areas that need attention: 1916 WASHINGTON AVE

Component: Electrical Service	Defect: Fire damaged
Requirement: Electrical Permit	Location: Main Structure
Comments: Fire & smoke damage throughtout main structure.	

Component: Mechanical System	Defect: Fire damaged
Requirement: Mechanical Permit	Location: Main Structure
Comments: Fire & smoke damage throughtout main structure.	

Component: Plumbing System	Defect: Fire damaged
Requirement: Plumbing Permit	Location: Main Structure
Comments: Fire & smoke damage throughtout main structure.	

Component: Roof	Defect: Fire damaged
Requirement: Building Permit	Location: Main Structure
Comments: Fire & smoke damage throughtout main structure.	

Component: Windows/Window Frames	Defect: Fire damaged
Requirement: Building Permit	Location: Main Structure
Comments: Fire & smoke damage throughtout main structure.	

Component: Interior Walls /Ceiling	Defect: Flame/Smoke Spread
Requirement: Building Permit	Location: Main Structure
Comments: Fire & smoke damage throughtout main structure.	

Component: Flooring	Defect: Flame/Smoke Spread
Requirement: Building Permit	Location: Main Structure
Comments: Fire & smoke damage throughtout main structure.	

Component: Soffit/Facia/Trim	Defect: Flame/Smoke Spread
Requirement:	Location: Main Structure
Comments: Fire & smoke damage throughtout main structure.	

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