

Date September 23, 2019

ABATEMENT OF PUBLIC NUISANCES AT 1304 E 37th STREET

WHEREAS, the property located at 1304 E 37th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Richard A. Reynolds, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

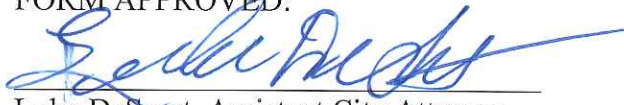
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as Lot 255 in GRAYS WOODS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1304 E 37th Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, 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:



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



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

DATE OF NOTICE: July 15, 2019

DATE OF INSPECTION: May 10, 2019

CASE NUMBER: COD2019-02109

PROPERTY ADDRESS: 1304 E 37TH ST

LEGAL DESCRIPTION: LOT 255 GRAYS WOODS

RICHARD A REYNOLDS
Title Holder
2745 E GRAND AVE
DES MOINES IA 50317

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.

43D

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.

Casey Doran
(515) 283-4183

Nid Inspector

DATE MAILED: 7/15/2019



MAILED BY: JDH

Areas that need attention: 1304 E 37TH ST

Component:	Roof	Defect:	Cracked/Broken
Requirement:	Compliance with Int. Exiting Building Code	Location:	Garage Throughout
Comments:	Roof needs repaired where tree fell on. Permit may be required.		
Component:	Soffit/Facia/Trim	Defect:	Absence of paint
Requirement:	Unknown	Location:	Garage Throughout
Comments:	Needs fixed and painted to match.		
Component:	Exterior Doors/Jams	Defect:	Cracked/Broken
Requirement:	Compliance with Int. Exiting Building Code	Location:	Garage Throughout
Comments:	All doors must shut and secure. Including roll up door.		
Component:	Exterior Walls	Defect:	In poor repair
Requirement:		Location:	Garage Throughout
Comments:	Repair or replace and deteriorated and damaged siding. Trim included. Must match house.		
Component:	Exterior Walls	Defect:	In poor repair
Requirement:		Location:	Main Structure Throughout
Comments:	Repair or replace and deteriorated and damaged siding. Trim included. Must match garage.		
Component:	Ductwork	Defect:	Smoke Damage
Requirement:	Licensed Contractor Certification	Location:	Main Structure Throughout
Comments:	Clean all duct work in living space.		
Component:	Electrical System	Defect:	In poor repair
Requirement:	Licensed Contractor Certification	Location:	Main Structure Throughout
Comments:	Have electrical system inspected by contractor and provide documents of proper working condition. Permit may be required.		
Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:	Compliance with Int. Exiting Building Code	Location:	Main Structure Throughout
Comments:	All doors must shut, seal and lock. If jams replaced permit required.		

43D

Component: Flooring Requirement: Comments:	Smoke Damage Main Structure Throughout Clean all flooring. Repair or replace as needed.
Component: Furnace Requirement: Licensed Contractor Certification Comments:	Smoke Damage Basement Furnace must be cleaned and documents that show proper operation.
Component: Interior Walls /Ceiling Requirement: Unknown Comments:	Smoke Damage Main Structure Throughout Clean interior walls and ceiling throughout. Paint as needed.
Component: Smoke Detectors Requirement: Unknown Comments:	Not installed as required Main Structure Throughout Installed smoke detectors in bedrooms, hall and basement. Permit may be required.
Component: Windows/Window Frames Requirement: Unknown Comments:	Deteriorated Main Structure Throughout Fix all windows and frames. Need to open and close without special tools of knowledge. Permit may be required.

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	1304 E 37TH ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	060/05810-000-000	Geoparcels	7923-32-478-026	Status	Active
School	Des Moines	Nbhd/Pocket	DM13/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Victor Scaglione 515-286-3898		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

DUBUQUE AVE

E 37TH ST

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

Photo Processed on 2013-09-27 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	REYNOLDS, RICHARD A	2010-05-28	13460/132

Legal Description and Mailing Address

LOT 255 GRAYS WOODS	RICHARD A REYNOLDS 1304 E 37TH ST DES MOINES, IA 50317-6720
---------------------	---

Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$13,500	\$66,800	\$80,300

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

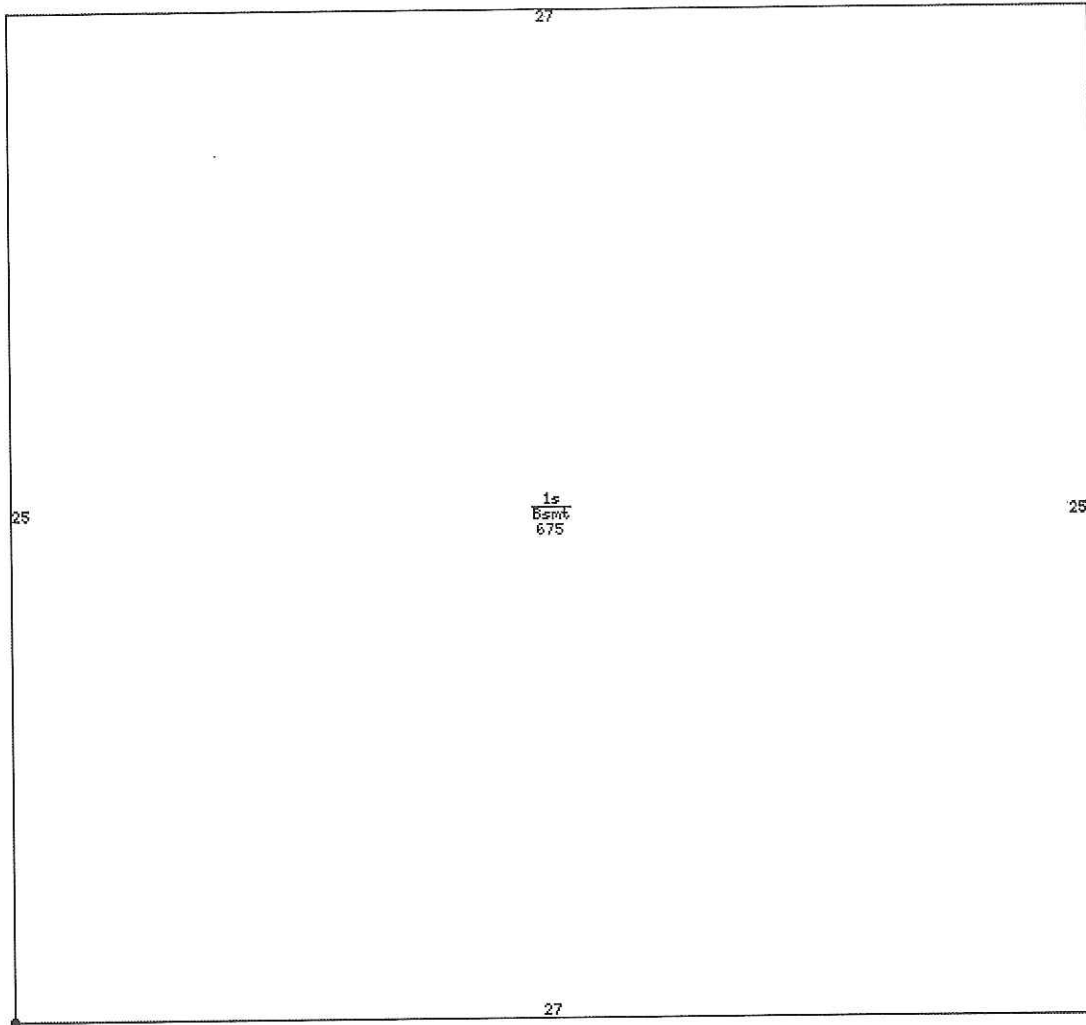
Auditor Adjustments to Value

Category	Name	Information
2019 Homestead Credit	REYNOLDS, RICHARD A	Application #248133

Zoning - 1 Record

43D

Zoning	Description			SF	Assessor Zoning
R1-60	One Family, Low Density Residential District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	6,350	Acres	0.146	Frontage	50.0
Depth	127.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1955	Number Families	1	Grade	5+10
Condition	Normal	Total Square Foot Living Area	675	Main Living Area	675
Basement Area	675	Veneer Area	96	Foundation	Concrete Block
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	2	Rooms	4		



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	30	Measure 2	24	Story Height	1
Grade	4	Year Built	1989	Condition	Normal

Permits - 2 Records

Year	Type	Permit Status	Application	Description
1991	Permit	Complete	1989-09-06	new garage
1990	Permit	Partial	1989-09-06	new garage

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$13,500	\$66,800	\$80,300
2017	<u>Assessment Roll</u>	Residential	Full	\$11,700	\$60,300	\$72,000
2015	<u>Assessment Roll</u>	Residential	Full	\$11,000	\$57,700	\$68,700
2013	<u>Assessment Roll</u>	Residential	Full	\$10,400	\$56,300	\$66,700
2011	<u>Assessment Roll</u>	Residential	Full	\$10,400	\$56,600	\$67,000
2009	<u>Assessment Roll</u>	Residential	Full	\$11,500	\$62,300	\$73,800
2007	<u>Assessment Roll</u>	Residential	Full	\$11,100	\$60,100	\$71,200
2005	<u>Assessment Roll</u>	Residential	Full	\$8,900	\$56,500	\$65,400

Yr	Type	Class	Kind	Land	Bldg	Total
2003	<u>Assessment Roll</u>	Residential	Full	\$8,080	\$52,250	\$60,330
2001	<u>Assessment Roll</u>	Residential	Full	\$7,220	\$42,410	\$49,630
1999	Assessment Roll	Residential	Full	\$5,940	\$38,430	\$44,370
1997	Assessment Roll	Residential	Full	\$5,380	\$34,810	\$40,190
1995	Assessment Roll	Residential	Full	\$4,660	\$30,170	\$34,830
1993	Assessment Roll	Residential	Full	\$4,390	\$28,450	\$32,840
1991	Assessment Roll	Residential	Full	\$4,390	\$25,460	\$29,850
1990	Board Action	Residential	Full	\$4,390	\$24,910	\$29,300
1990	Assessment Roll	Residential	Full	\$4,390	\$28,210	\$32,600

This template was last modified on Sat Mar 4 12:31:48 2017 .

09/16/2019 10:57



1304 E. 37th St

top

09/16/2019 10:57



43D
1304 E. 37th St

top

43D
1304 E 37th St

for

09/16/2019 10:58

