



Roll Call Number

Agenda Item Number

42B

Date November 4, 2019

ABATEMENT OF PUBLIC NUISANCE AT 2424 CAPITOL AVENUE

WHEREAS, the property located at 2424 Capitol 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, Robert W Pringle, Jr., was notified via publication 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 73 and the West 15 feet of Lot 75 in Block 2 in GRANT PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2424 Capitol 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:


Megan Norberg, Assistant City Attorney

CERTIFICATE

I, P. Kay Cmelik, 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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
<div></div> <div>_____ Mayor</div>				



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

42B

DATE OF NOTICE: July 11, 2019

DATE OF INSPECTION:

CASE NUMBER: COD2019-03159

PROPERTY ADDRESS: 2424 CAPITOL AVE

LEGAL DESCRIPTION: W 15F LOT 75 & ALL LOT 73 BLK 2 GRANT PARK

ROBERT W PRINGLE JR

Title Holder

2424 CAPITOL AVE

DES MOINES IA 50317-2238

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.

Chris Reindl

(515) 283-4797



Nid Inspector

DATE MAILED: 7/11/2019

MAILED BY: JDH

42B

Areas that need attention: 2424 CAPITOL AVE

<u>Component:</u>	Foundation	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	Electrical Service	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>			

<u>Component:</u>	Roof	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	Mechanical System	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>			

<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>			

<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	Exterior Walls	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	2424 CAPITOL AVE				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/01798-000-000	Geoparcels	7824-01-176-021	Status	Active
School	Des Moines	Nbhd/Pocket	DM16/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Joe Tursi 515-286-3151		

Map and Current Photos - 1 Record**Click on parcel to get a new listing**

2403	2406	2407	2408	2411	2425	2428	2433	2438	2441	2445	2448
2404	2410	2414	2418	2422	2424	2428	2430	2434	2438	2440	

CAPITOL AVE

2400	2411	2417	2421	2425	2428	2433	2437	2439	2443	2445
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[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2010-11-03 a**Historical Photos****Ownership - 1 Record**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	PRINGLE JR, ROBERT W	2014-09-09	15316/105

Legal Description and Mailing Address

W 15F LOT 75 & ALL LOT 73 BLK 2 GRANT PARK	ROBERT W PRINGLE 2424 CAPITOL AVE DES MOINES, IA 50317-2238
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$13,200	\$42,100	\$55,300

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)**Auditor Adjustments to Value**

Category	Name	Information
2019 Homestead Credit	PRINGLE JR, ROBERT W	Application #325019
2019 Military Exemption	PRINGLE JR, ROBERT W	Vietnam Application #105210

Zoning - 1 Record

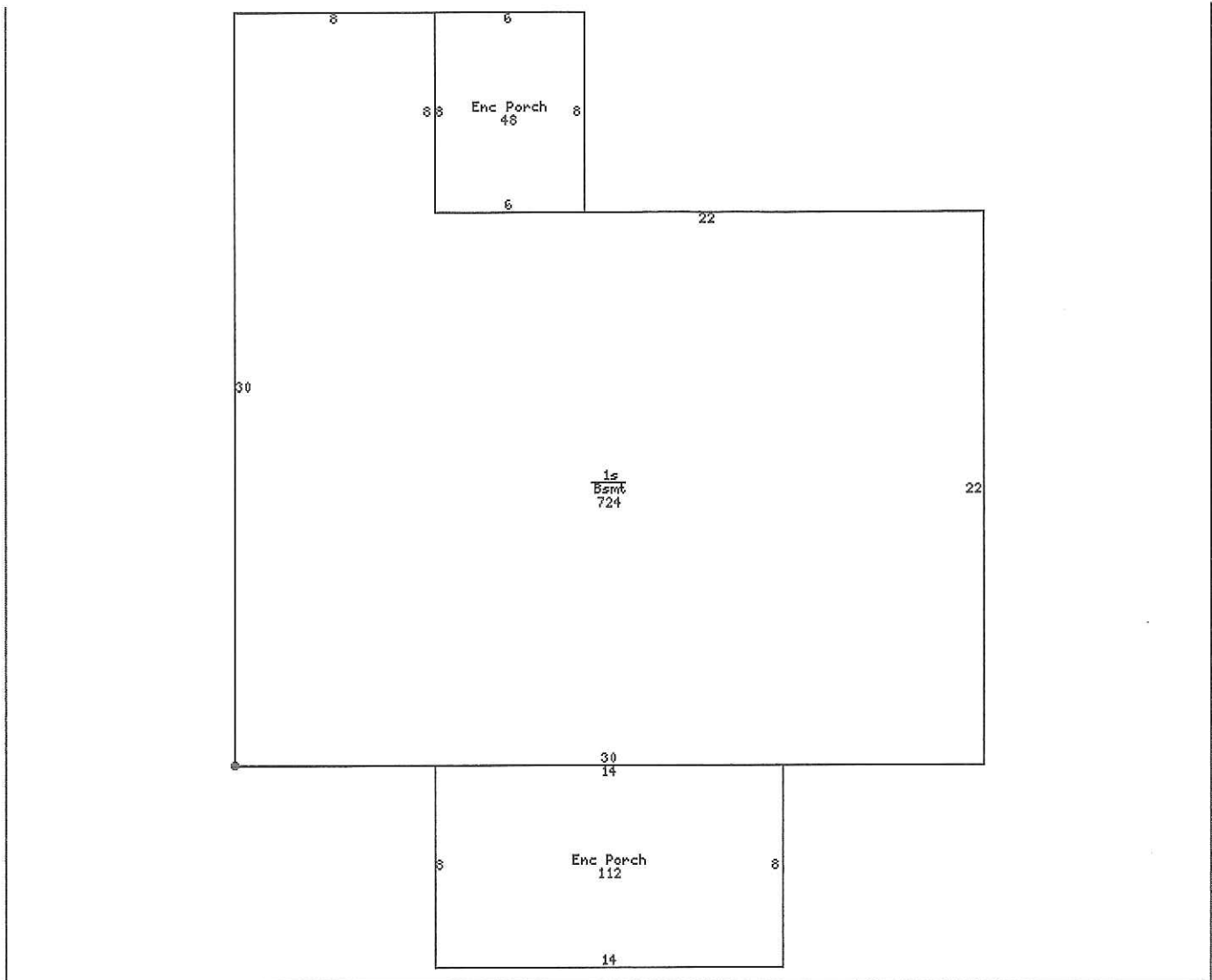
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

Land

Square Feet	5,360	Acres	0.123	Frontage	40.0
Depth	134.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record**Residence #1**

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1922	Number Families	1	Grade	5+05
Condition	Normal	Total Square Foot Living Area	724	Main Living Area	724
Basement Area	724	Enclosed Porch Area	160	Foundation	Concrete Block
Exterior Wall Type	Composition	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	2	Rooms	5		



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
GROSSMAN, LAURIE J	PRINGLE, ROBERT W JR	<u>1995-05-31</u>	\$34,900	Deed	<u>7204/816</u>
BARSKY, JEROME	GROSSMAN-HARRIS JEAN	<u>1991-11-23</u>	\$24,900	Deed	<u>6480/615</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
PRINGLE JR, ROBERT W PRINGLE, Verna J NELSON, CANDRICE E (Attorney-In-Fact)	PRINGLE JR, ROBERT W	2014-08-26	2014-09-09	Affidavit of Surviving Spouse	<u>15316/105</u>

Permits - 2 Records

Year	Type	Permit Status	Application	Description
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Year	Type	Permit Status	Application	Description
2009	Permit	No Add	2008-05-13	addition/misc
1990	Pickup	Cancel	1989-06-17	remeasure width

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$13,200	\$42,100	\$55,300
2017	<u>Assessment Roll</u>	Residential	Full	\$11,300	\$36,800	\$48,100
2015	<u>Assessment Roll</u>	Residential	Full	\$10,500	\$34,200	\$44,700
2013	<u>Assessment Roll</u>	Residential	Full	\$10,500	\$34,400	\$44,900
2011	<u>Assessment Roll</u>	Residential	Full	\$11,900	\$39,000	\$50,900
2009	<u>Assessment Roll</u>	Residential	Full	\$12,800	\$47,200	\$60,000
2007	<u>Assessment Roll</u>	Residential	Full	\$12,600	\$46,600	\$59,200
2005	<u>Assessment Roll</u>	Residential	Full	\$9,600	\$47,200	\$56,800
2003	<u>Assessment Roll</u>	Residential	Full	\$9,230	\$45,780	\$55,010
2001	<u>Assessment Roll</u>	Residential	Full	\$7,730	\$37,710	\$45,440
1999	Assessment Roll	Residential	Full	\$6,030	\$29,120	\$35,150
1997	Assessment Roll	Residential	Full	\$5,460	\$26,380	\$31,840
1995	Assessment Roll	Residential	Full	\$4,750	\$22,970	\$27,720
1993	Assessment Roll	Residential	Full	\$4,210	\$20,370	\$24,580
1990	Board Action	Residential	Full	\$4,210	\$17,390	\$21,600
1990	Assessment Roll	Residential	Full	\$4,210	\$19,290	\$23,500

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