



Date February 10, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1720 7th STREET

WHEREAS, the property located at 1720 7th Street, 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, Hat Trick Renovation, LLC, 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 4 and the N ½ of Lot 5 in Block 11 in the Official Plat of the SW ¼ of the NE ¼ of Section 34, Township 79 North, Range 24, West of the 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1720 7th Street, 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

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| BOESEN | | | | |
| GATTO | | | | |
| GRAY | | | | |
| MANDELBAUM | | | | |
| VOSS | | | | |
| WESTERGAARD | | | | |
| TOTAL | | | | |

MOTION CARRIED

APPROVED

Mayor

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



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

32E

DATE OF NOTICE: November 18, 2019

DATE OF INSPECTION: October 24, 2019

CASE NUMBER: COD2019-06496

PROPERTY ADDRESS: 1720 7TH ST

LEGAL DESCRIPTION: LOT 4 & N 1/2 LOT 5 BLK 11 POLK COUNTY HOMESTEAD & TRUST CO ADD

HAT TRICK RENOVATION LLC
Title Holder - TANYA H KEITH, REG AGENT
1730 7TH ST
DES MOINES IA 50314

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.

Brad Rissman
(515) 283-4754



Nid Inspector

DATE MAILED: 11/18/2019

MAILED BY: BJR

Areas that need attention: 1720 7TH ST

| | | | |
|---------------------|--|------------------|-------------------------------|
| Component: | Accessory Buildings | Defect: | See Comments |
| Requirement: | Unknown | Location: | Accessory Building Throughout |
| Comments: | The Garage or shed in its 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 Municipal Code Section 134-343. | | |
| Component: | Electrical System | Defect: | Deteriorated |
| Requirement: | Compliance with Int Residential Code | Location: | Main Structure Throughout |
| Comments: | Have licensed contractor repair or replace system. Must be brought up to code. Electrical Permit Required. | | |
| Component: | Exterior Doors/Jams | Defect: | In poor repair |
| Requirement: | Compliance with Int Residential Code | Location: | Main Structure Throughout |
| Comments: | Repair or replace all damage and missing doors and jams. Building permit may be required. | | |
| Component: | Floor Joists/Beams | Defect: | Deteriorated |
| Requirement: | Building Permit | Location: | Porch |
| Comments: | Have licensed contractor repair or replace all damaged interior and exterior joist and beams. In compliance with international residential building code | | |
| Component: | Foundation | Defect: | Cracked/Broken |
| Requirement: | Building Permit | Location: | Main Structure Throughout |
| Comments: | Foundation needs engineers report. | | |
| Component: | Exterior Walls | Defect: | Deteriorated |
| Requirement: | Compliance with Int Residential Code | Location: | Main Structure Throughout |
| Comments: | Repair or replace any damaged or missing exterior wall component. Building permit may be required. | | |
| Component: | Roof | Defect: | Holes or major defect |
| Requirement: | Compliance with Int Residential Code | Location: | Roof |
| Comments: | Have licensed contractor replace all damaged roofing components. Building permit required if replacing sheeting. | | |
| Component: | See Comments | Defect: | See Comments |
| Requirement: | | Location: | Main Structure Throughout |
| Comments: | Unable to gain access into the structure. Possibly more violations. | | |

| | | | |
|----------------------------|---|-------------------------|---------------------------|
| <u>Component:</u> | Soffit/Facia/Trim | <u>Defect:</u> | Deteriorated |
| <u>Requirement:</u> | Compliance with Int Residential Code | <u>Location:</u> | Main Structure Throughout |
| <u>Comments:</u> | Repair or replace all damaged items. Building permit may be required. | | |

| | | | |
|----------------------------|--|-------------------------|---------------------------|
| <u>Component:</u> | Windows/Window Frames | <u>Defect:</u> | Cracked/Broken |
| <u>Requirement:</u> | Compliance with Int Residential Code | <u>Location:</u> | Main Structure Throughout |
| <u>Comments:</u> | Repair or replace all cracked, broken or damaged. Building permit may be required. | | |

| | | | |
|----------------------------|--|-------------------------|---------------------------|
| <u>Component:</u> | Plumbing System | <u>Defect:</u> | Deteriorated |
| <u>Requirement:</u> | Compliance with Int Residential Code | <u>Location:</u> | Main Structure Throughout |
| <u>Comments:</u> | Have licensed contractor repair or replace system. Must be brought up to code. Plumbing Permit Required. | | |

| | | | |
|----------------------------|--|-------------------------|---------------------------|
| <u>Component:</u> | Mechanical System | <u>Defect:</u> | Deteriorated |
| <u>Requirement:</u> | Compliance with Int Residential Code | <u>Location:</u> | Main Structure Throughout |
| <u>Comments:</u> | Have licensed contractor repair or replace system. Must be brought up to code. Mechanical Permit 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 | 1720 7TH ST | | | | |
| City | DES MOINES | Zip | 50314 | Jurisdiction | Des Moines |
| District/Parcel | 080/05263-000-000 | Geoparcels | 7924-34-255-012 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM79/Z | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | Northwest Des Moines | Appraiser | Andrew Rand 515-286-3368 | | |

Map and Current Photos - 1 Record

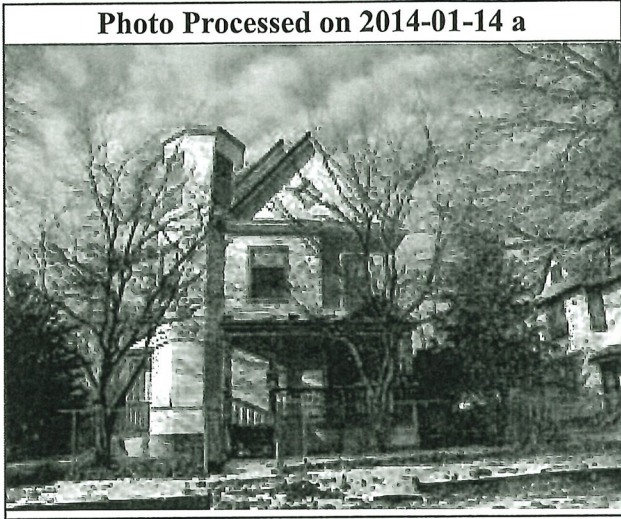
Click on parcel to get a new listing

| | | |
|------|------|------|
| 1723 | | 1733 |
| 1721 | 1724 | 1721 |
| 1715 | 1720 | 1715 |
| 1713 | 1710 | 1709 |
| 1711 | | 1705 |
| 1707 | 1704 | |

7TH ST

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

Photo Processed on 2014-01-14 a



Historical Photos

Ownership - 1 Record

| Ownership | Num | Name | Recorded | Book/Page |
|--------------|-----|--------------------------|------------|-----------|
| Title Holder | 1 | HAT TRICK RENOVATION LLC | 2017-11-08 | 16717/473 |

Legal Description and Mailing Address

| | |
|---|---|
| LOT 4 & N 1/2 LOT 5 BLK 11 POLK COUNTY HOMESTEAD & TRUST CO ADD | HAT TRICK RENOVATION LLC 1730 7TH ST DES MOINES, IA 50314 |
|---|---|

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|-------------|------|---------|----------|----------|
| 2019 Value | Residential | Full | \$7,500 | \$12,600 | \$20,100 |

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

Zoning - 1 Record

| Zoning | Description | SF | Assessor Zoning |
|--------|--|----|-----------------|
| R1-60 | One Family, Low Density Residential District | | Residential |

Conditional Zoning

Conditional Zoning

Docket no 14361

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

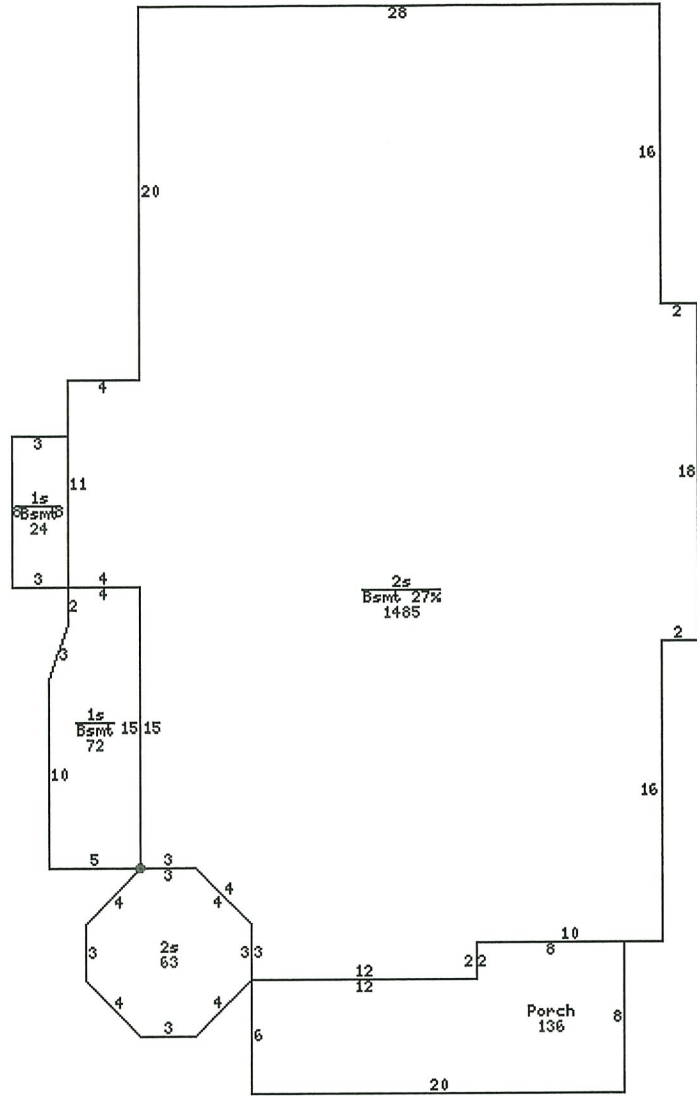
Land

| | | | | | |
|--------------------|-------|--------------------|--------|-----------------|-----------|
| Square Feet | 9,900 | Acres | 0.227 | Frontage | 75.0 |
| Depth | 132.0 | Topography | Normal | Shape | Rectangle |
| Vacancy | No | Unbuildable | No | | |

Residences - 1 Record

Residence #1

| | | | | | |
|--------------------------|-----------------|--------------------------------------|----------------|-------------------------|-----------|
| Occupancy | Single Family | Residence Type | 2 Stories | Building Style | Victorian |
| Year Built | 1886 | Number Families | 1 | Grade | 2+00 |
| Condition | Very Poor | Total Square Foot Living Area | 3191 | Main Living Area | 1643 |
| Upper Living Area | 1548 | Basement Area | 496 | Open Porch Area | 136 |
| Foundation | Brick | Exterior Wall Type | Asbestos | Roof Type | Gable |
| Roof Material | Asphalt Shingle | Heating | Gas Forced Air | Air Conditioning | 0 |
| Number Bathrooms | 5 | Bedrooms | 6 | Rooms | 10 |



Detached Structures - 1 Record

Detached Structure #101

| Occupancy | Garage | Construction Type | Frame | Measurement Code | Dimensions |
|-----------|--------|-------------------|-------|------------------|------------|
| Measure 1 | 18 | Measure 2 | 17 | Story Height | 1 |
| Grade | 5 | Year Built | 1900 | Condition | Very Poor |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|---|--------------------------|-----------------|----------------|-----------------|------------------|
| CITY OF DES MOINES | HAT TRICK RENOVATION LLC | 2017-06-12 | 2017-11-08 | Quit Claim Deed | <u>16717/473</u> |
| MALONEY, MARY (Treasurer) LACEY, BEN (Agent) | CITY OF DES MOINES | 2017-05-15 | 2017-05-17 | Tax Sale Deed | <u>16481/884</u> |

Permits - 6 Records

| Year | Type | Permit Status | Application | Description |
|------|--------|---------------|-------------|----------------------|
| 2018 | Permit | Complete | 2017-12-08 | remove/misc (220 sf) |

| Year | Type | Permit Status | Application | Description |
|------|--------|---------------|-------------|------------------------------|
| 2015 | Pickup | No Add | 2014-06-25 | review value/check condition |
| 2006 | Pickup | Complete | 2006-03-08 | review value/review property |
| 2006 | Pickup | Complete | 2006-03-07 | review value/class change |
| 2006 | Pickup | Complete | 2005-11-09 | review value/review property |
| 2002 | Permit | No Add | 2001-07-13 | alterations/remodel |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|------------------------|---------------------|------|---------|-----------|-----------|
| 2019 | <u>Assessment Roll</u> | Residential | Full | \$7,500 | \$12,600 | \$20,100 |
| 2018 | <u>Assessment Roll</u> | Residential | Full | \$7,200 | \$12,100 | \$19,300 |
| 2017 | Auditor | Residential | Full | \$7,200 | \$12,700 | \$19,900 |
| 2017 | <u>Assessment Roll</u> | Government | Full | \$0 | \$0 | \$0 |
| 2015 | <u>Assessment Roll</u> | Residential | Full | \$6,500 | \$11,500 | \$18,000 |
| 2013 | <u>Assessment Roll</u> | Residential | Full | \$6,500 | \$102,900 | \$109,400 |
| 2011 | <u>Assessment Roll</u> | Residential | Full | \$6,500 | \$105,700 | \$112,200 |
| 2009 | <u>Assessment Roll</u> | Residential | Full | \$6,700 | \$104,100 | \$110,800 |
| 2007 | <u>Assessment Roll</u> | Residential | Full | \$7,000 | \$109,700 | \$116,700 |
| 2006 | <u>Assessment Roll</u> | Residential | Full | \$8,400 | \$77,900 | \$86,300 |
| 2005 | <u>Assessment Roll</u> | Commercial Multiple | Full | \$6,000 | \$51,400 | \$57,400 |
| 2003 | <u>Assessment Roll</u> | Commercial Multiple | Full | \$5,200 | \$49,500 | \$54,700 |
| 2001 | <u>Assessment Roll</u> | Commercial Multiple | Full | \$4,950 | \$34,100 | \$39,050 |
| 1999 | Assessment Roll | Commercial Multiple | Full | \$4,600 | \$34,100 | \$38,700 |
| 1993 | Assessment Roll | Commercial Multiple | Full | \$4,500 | \$31,600 | \$36,100 |
| 1993 | Was Prior Year | Commercial Multiple | Full | \$4,500 | \$26,050 | \$30,550 |

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1720 7th St



01/31/2020 11:20

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1720 7th St



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I Love, Yo Amo,
Napenda

01/31/2020 11:20