



Date March 23, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1410 19th STREET

WHEREAS, the property located at 1410 19th 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 Titleholders, Calvin L. Sale and Kristian M. Mikesell, and Mortgage Holder, US Bank, N.A., was 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 Lots 13, 14 and 15 in Block 1 in MARQUARDTS 2nd ADDITION to North Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1410 19th 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

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.

Mayor

City Clerk

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	1410 19TH ST				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/04333-001-000	Geoparcels	7924-33-430-027	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/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

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

Photo Processed on 2015-04-15 a

Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	SALE, CALVIN L	2007-05-07	<u>12181/118</u>
Title Holder	2	MIKESELL, KRISTIAN M		

Legal Description and Mailing Address

LOTS 13,14 & 15 BLK 1 MARQUARDTS 2ND ADDITION TO NORTH DES MOINES	CALVIN L SALE POB 41093 DES MOINES, IA 50311-0502
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$11,800	\$27,700	\$39,500

Assessment Roll Notice Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

Zoning	Description	SF	Assessor Zoning
C-2	General Retail and Highway Oriented Commercial District		Highway Commercial

Conditional Zoning

Docket no 14361
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

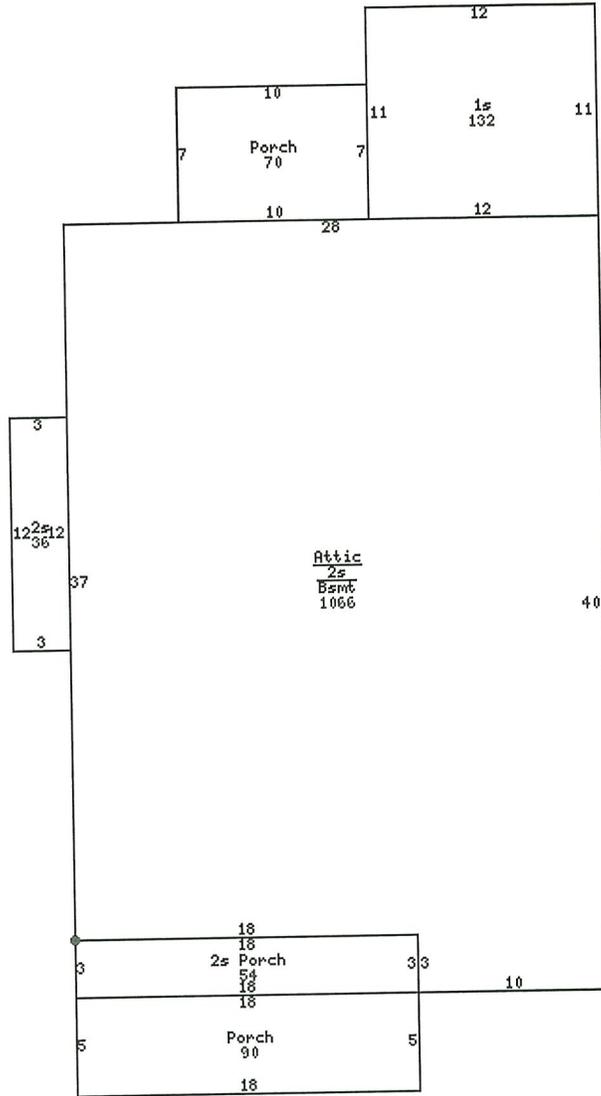
Land

Square Feet	19,298	Acres	0.443	Frontage	150.0
Depth	128.7	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	2 Stories Plus	Building Style	Victorian
Year Built	1900	Number Families	1	Grade	4+10
Condition	Poor	Total Square Foot Living Area	2922	Main Living Area	1234
Upper Living Area	1102	Attic Finished Area	586	Basement Area	1066
Open Porch Area	268	Foundation	Brick	Exterior Wall Type	Wood Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	5	Bedrooms	4
Rooms	10				



Permits - 1 Record

Year	Type	Permit Status	Application	Description
2008	Pickup	Complete	2008-03-14	review value/consolidate/divide

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$11,800	\$27,700	\$39,500
2017	<u>Assessment Roll</u>	Residential	Full	\$10,500	\$5,600	\$16,100
2015	<u>Assessment Roll</u>	Residential	Full	\$10,500	\$5,600	\$16,100
2013	<u>Assessment Roll</u>	Residential	Full	\$11,000	\$5,200	\$16,200
2011	<u>Assessment Roll</u>	Residential	Full	\$11,800	\$6,300	\$18,100
2009	<u>Assessment Roll</u>	Residential	Full	\$8,100	\$6,500	\$14,600
2008	<u>Assessment Roll</u>	Residential	Full	\$7,800	\$6,300	\$14,100

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1410 19th st

top



03/12/2020 12:26

42A

1410 19th St

top



03/12/2020 12:25



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

DATE OF NOTICE: January 7, 2020

DATE OF INSPECTION: September 05, 2019

CASE NUMBER: COD2018-04654

PROPERTY ADDRESS: 1410 19TH ST

LEGAL DESCRIPTION: LOTS 13,14 & 15 BLK 1 MARQUARDTS 2ND ADDITION TO NORTH DES MOINES

KRISTIAN M MIKESELL
Title Holder
2624 E 38TH ST
DES MOINES IA 50317

MERCANTILE BANK OF WESTERN IOWA N/K/A US BANK NA
Mortgage Holder - C T CORPORATION SYSTEM, RA
400 E COURT AVE
DES MOINES IA 50309

CALVIN L SALE
Title Holder
1410 19TH 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: 1/7/2020

MAILED BY: BJR

Areas that need attention: 1410 19TH ST

Component:	Roof	Defect:	not impervious to water
Requirement:	Building Permit	Location:	Roof
Comments:	Sections of the roof are not covered by shingles and have been uncovered for no less than 12 months		
Component:	Exterior Walls	Defect:	Severly peeling paint
Requirement:	Unknown	Location:	Main Structure Throughout
Comments:	Exterior walls have chipped and peeling paint		
Component:	Exterior Walls	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Exterior walls are not properly covered and have been damaged by exposure to moisture		
Component:	Exterior Doors/Jams	Defect:	Missing
Requirement:	Building Permit	Location:	Unknown
Comments:	The door on the east side of 1st level is missing and boarded over		
Component:	Exterior Stairs	Defect:	Missing
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Stairs to porch on front/east side have been removed. Stairs on side/south side to 2nd story have been removed		
Component:	Floor Joists/Beams	Defect:	Exposed
Requirement:	Building Permit	Location:	Unknown
Comments:	Soffit and fascia have been missing for no less than 12 months and exposed the floor joists/beams to exterior elements		
Component:	Foundation	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Brick foundation is missing mortar throughout and sections are crumbling		
Component:	Hand Rails	Defect:	Missing
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Interior and Exterior handrails and guard rails missing and/or dethatched from wall		

Component:	Guardrails	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Guard rail on front porch is deteriorated and not capable of holding proper weight load		
Component:	Interior Walls /Ceiling	Defect:	Non-domestic Animal Habitation
Requirement:	Unknown	Location:	Main Structure Throughout
Comments:	Pigeons living in the ceiling between the 2nd and 3rd floor for no less than 15 years		
Component:	Shingles Flashing	Defect:	Missing
Requirement:		Location:	Unknown
Comments:	Sections of roof on 3rd story missing shingles for no less than 12 months		
Component:	Soffit/Facia/Trim	Defect:	See Comments
Requirement:		Location:	Main Structure Throughout
Comments:	Soffit, Facia, and Trim is either severely damaged, rotten, or missing throughout the home		
Component:	Windows/Window Frames	Defect:	Missing
Requirement:		Location:	Main Structure Throughout
Comments:	Windows have been removed and boarded over throughout the home		
Component:	Roof	Defect:	Collapsed
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Roof above front porch and overhang above 2nd floor, both on front east side have partially collapsed and being held up by unattached 4x4 beams		
Component:	Floor Joists/Beams	Defect:	See Comments
Requirement:	Building Permit	Location:	Main Structure
Comments:	The floor of the front porch has partially collapsed and being held up with random building materials		
Component:	Bathroom Lavatory	Defect:	Not Supplied
Requirement:	Building Permit	Location:	Main Structure
Comments:	No bathrooms, toilets, or sinks were found in the home		
Component:	Electrical Lighting Fixtures	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	All light fixtures hanging by exposed Romex from ceiling and switches uncovered and not protected		

Component:	Electrical Other Fixtures	Defect:	See Comments
Requirement:	Unknown	Location:	Main Structure Throughout
Comments:	Several space heaters connected with drop cords and near combustibles-Severe fire hazard		

Component:	Electrical Receptacles	Defect:	Improperly Installed
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Lights, switches, and circuits installed without permit		

Component:	Electrical System	Defect:	Improperly Installed
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Electrical panel and all circuits from it installed without permit		

Component:	Electrical Other Fixtures	Defect:	Improperly Installed
Requirement:	Electrical Permit	Location:	Basement
Comments:	Electrical panel lacks proper clearance		

Component:	Electrical System	Defect:	Improperly Installed
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Hot electrical Romex not covered and bare wires exposed		

Component:	Floor Joists/Beams	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Floor joists exposed and rotten, improperly replaced without permit, and improperly supported with braces		

Component:	Flooring	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Floors are uncovered, sagging, missing sections, and unsafe to walk on		

Component:	Functioning Water Closet	Defect:	Not Supplied
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:	Water shut off not found		

Component:	Furnace	Defect:	Not Supplied
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Furnace or adequate heat supply not found		

Component:	Interior Stairway	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Stairway to basement and from 1st to second floor has loose treads and are in danger of collapse from dilapidation		
Component:	Interior Walls /Ceiling	Defect:	In disrepair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Walls and ceilings have had plaster torn off. Studs are deteriorated and electrical wires are exposed. Chipped and peeling paint falling off remaining plaster.		
Component:	Mechanical System	Defect:	Not Supplied
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Furnace and duct work to supply heat has been removed		
Component:	Plumbing System	Defect:	Not Supplied
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Functioning water receptacles, toilets, and water supply lines not provided		
Component:	Smoke Detectors	Defect:	Not Supplied
Requirement:	Compliance with International Fire Code & NFPA 13	Location:	Main Structure Throughout
Comments:	No smoke detectors installed in the home		
Component:	Sub Floor	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Subfloor is deteriorated and unsafe to walk on		
Component:	Water Heater	Defect:	Improperly Installed
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Installed without permit		
Component:	Windows/Window Frames	Defect:	In disrepair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Several windows have been removed and boarded over. Some windows frames are not completely covered showing daylight and exposed to the elements		
Component:	Wiring	Defect:	Improperly Installed
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Exposed, bare wires, not covered/protected, and installed without Electrical permit		

Component: Accessory Buildings

Defect: See Comments

Requirement:

Location: Accessory Building Throughou

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

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