



Date June 8, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1316 JEFFERSON AVENUE

WHEREAS, the property located at 1316 Jefferson 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, Athena Adrian Andrews, and the Mortgage Holder, Federal Home Loan Mortgage Corporation, were 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 Lot 45 in INGLEWOLD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1316 Jefferson 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:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and 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

# 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					
<b>Address</b>	1316 JEFFERSON AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50314	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	080/03504-000-000	<b>Geoparcel</b>	7924-34-153-011	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM76/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Andrew Rand 515-286-3368		

### Map and Current Photos - 1 Record

Click on parcel to get a new listing

1341	1331	1329	1327	1325	1323	1315	1311	1305	1303	1301
JEFFERSON AVE										
1340	1332	1330	1328	1324		1316	1314	1308	1724	
									1722	
									1710	
1341	1337	1331	1329	1325	1321	1311		1309	1700	

13TH ST

1817  
1813  
1809  
1801  
1731  
1727  
1721  
1717

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



### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ANDREWS, ATHENA ADRIAN	2007-09-21	12381/597

### Legal Description and Mailing Address

LOT 45 INGLE-WOLD	ATHENA ADRIAN ANDREWS 1544 13TH ST DES MOINES, IA 50314-1907
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$8,600	\$16,000	\$24,600

### 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)*

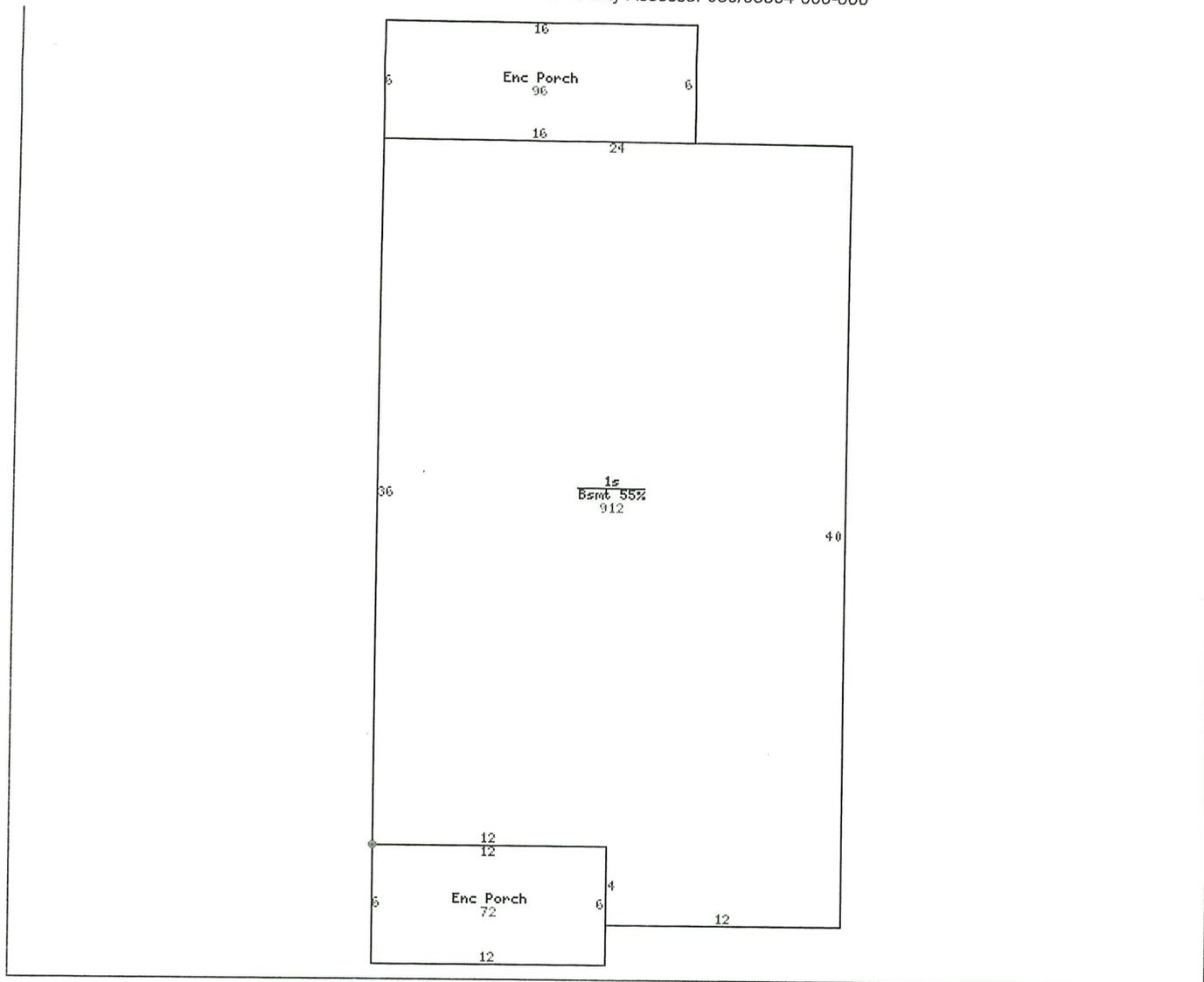
**Land**

<b>Square Feet</b>	8,250	<b>Acres</b>	0.189	<b>Frontage</b>	50.0
<b>Depth</b>	165.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		

**Residences - 1 Record**

**Residence #1**

<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story	<b>Building Style</b>	Bungalow
<b>Year Built</b>	1910	<b>Number Families</b>	1	<b>Grade</b>	4-10
<b>Condition</b>	Poor	<b>Total Square Foot Living Area</b>	912	<b>Main Living Area</b>	912
<b>Basement Area</b>	502	<b>Enclosed Porch Area</b>	168	<b>Foundation</b>	Brick
<b>Exterior Wall Type</b>	Hardboard	<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	0	<b>Number Bathrooms</b>	1
<b>Number Toilet Rooms</b>	1	<b>Bedrooms</b>	2	<b>Rooms</b>	5



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
JENSEN, JOAN	ANDERWS, ATHENA A	2007-09-19	\$58,000	Deed	12381/597
UNKNOWN	JENSEN, JOAN	1988-08-26	\$6,500	Contract	5935/535

Permits - 5 Records

Year	Type	Permit Status	Application	Description
2019	Pickup	Complete	2018-07-09	review value/check condition
2004	Permit	No Add	2003-12-05	remove/garage
1992	Pickup	Cancel	1989-05-10	reinspect - per b of r
1991	Pickup	Pass	1989-05-10	reinspect - per b of r
1990	Pickup	Pass	1989-05-10	reinspect - per b of r

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	Assessment Roll	Residential	Full	\$8,600	\$16,000	\$24,600
2017	Assessment Roll	Residential	Full	\$7,700	\$34,300	\$42,000
2015	Assessment Roll	Residential	Full	\$7,600	\$34,900	\$42,500
2013	Assessment Roll	Residential	Full	\$8,200	\$33,000	\$41,200

Yr	Type	Class	Kind	Land	Bldg	Total
2011	<u>Assessment Roll</u>	Residential	Full	\$8,800	\$39,800	\$48,600
2009	<u>Assessment Roll</u>	Residential	Full	\$6,600	\$42,500	\$49,100
2007	<u>Assessment Roll</u>	Residential	Full	\$6,300	\$40,800	\$47,100
2005	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$15,500	\$22,600
2003	<u>Assessment Roll</u>	Residential	Full	\$6,830	\$14,610	\$21,440
2001	<u>Assessment Roll</u>	Residential	Full	\$7,040	\$11,670	\$18,710
1999	Assessment Roll	Residential	Full	\$5,030	\$13,750	\$18,780
1997	Assessment Roll	Residential	Full	\$4,120	\$11,250	\$15,370
1995	Assessment Roll	Residential	Full	\$3,840	\$10,490	\$14,330
1989	Board Action	Residential	Full	\$3,320	\$9,080	\$12,400
1989	Assessment Roll	Residential	Full	\$3,320	\$12,580	\$15,900

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

41B

**DATE OF NOTICE:** February 21, 2020

**DATE OF INSPECTION:** August 27, 2019

**CASE NUMBER:** COD2019-05305

**PROPERTY ADDRESS:** 1316 JEFFERSON AVE

**LEGAL DESCRIPTION:** LOT 45 INGLE-WOLD

ATHENA ADRIAN ANDREWS  
Title Holder  
PO BOX 443  
BENTON LA 71006

FEDERAL HOME LOAN MORTGAGE CORP  
Mortgage Holder - ATTN: LEGAL DEPT  
8200 JONES BRANCH DR  
MCLEAN VA 22102-3110

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

*Vince Trava, supervisor*

Nid Inspector

DATE MAILED: 2/21/2020

MAILED BY: BJR

**Areas that need attention:** 1316 JEFFERSON AVE

<p><b>Component:</b> Exterior Doors/Jams  <b>Requirement:</b> Building Permit  <b>Comments:</b> Repair or replace all damaged doors and door jams. In compliance with international residential building code.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure Throughout</p>
<p><b>Component:</b> Exterior Walls  <b>Requirement:</b> Building Permit  <b>Comments:</b> Repair or replace all damaged walls. In compliance with international residential building code.</p>	<p><b>Defect:</b> Deteriorated  <b>Location:</b> Main Structure Throughout</p>
<p><b>Component:</b> Foundation  <b>Requirement:</b> Building Permit  <b>Comments:</b> Foundation Needs Engineers Report</p>	<p><b>Defect:</b> Cracked/Broken  <b>Location:</b> Main Structure Throughout</p>
<p><b>Component:</b> Shingles Flashing  <b>Requirement:</b> Building Permit  <b>Comments:</b> Repair or replace all damaged and missing items. In compliance with international residential building code.</p>	<p><b>Defect:</b> Deteriorated  <b>Location:</b> Roof</p>
<p><b>Component:</b> Soffit/Facia/Trim  <b>Requirement:</b> Building Permit  <b>Comments:</b> Repair or replace all damaged and missing items. In compliance with international residential building code.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure Throughout</p>
<p><b>Component:</b> Windows/Window Frames  <b>Requirement:</b> Building Permit  <b>Comments:</b> Repair or replace all damaged and missing windows and frames. In compliance with international residential building code.</p>	<p><b>Defect:</b> Cracked/Broken  <b>Location:</b> Main Structure Throughout</p>
<p><b>Component:</b> See Comments  <b>Requirement:</b> Unknown  <b>Comments:</b> Unable to gain access into the structure. Possibly more violations.</p>	<p><b>Defect:</b> See Comments  <b>Location:</b> Main Structure Throughout</p>
<p><b>Component:</b> Guardrails  <b>Requirement:</b> Building Permit  <b>Comments:</b> Repair or replace broken and missing guardrails. In compliance with international residential building code.</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Deck</p>

top

1316 Jefferson Ave



05/20/2020 11:04

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for

1316 Jefferson Ave



05/20/2020 11:05

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