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**Date** June 22, 2020

**ABATEMENT OF PUBLIC NUISANCE AT 1609 8<sup>th</sup> STREET**

WHEREAS, the property located at 1609 8<sup>th</sup> 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, David C. Houston, 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 The North 8 feet of Lot 10 and the South 37.5 feet of Lot 11, in Block 12 of POLK COUNTY HOMESTEAD AND TRUST ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1609 8<sup>th</sup> 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:

/s/ Megan Norberg  
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**

**DATE OF NOTICE:** February 4, 2020

**DATE OF INSPECTION:** August 01, 2019

**CASE NUMBER:** COD2019-04679

**PROPERTY ADDRESS:** 1609 8TH ST

**LEGAL DESCRIPTION:** N 8 FT LOT 10 & S 37.5 FT LOT 11 BLK 12 POLK COUNTY HOMESTEAD & TRUST CO ADD

DAVID C HOUSTON  
Title Holder  
1609 8TH 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.

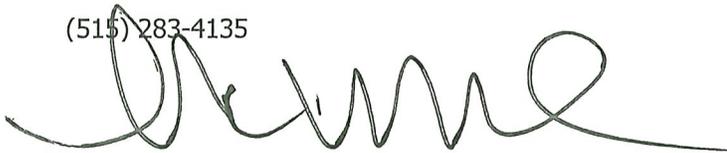
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

Jason Winther

(515) 283-4135

A handwritten signature in black ink, appearing to read 'J. Winther', written over the printed name and phone number.

Nid Inspector

DATE MAILED: 2/4/2020

MAILED BY: JLW1

**Areas that need attention:** 1609 8TH ST

<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	not impervious to water
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Repair or replace		
<b><u>Component:</u></b>	Stairs/Stoop	<b><u>Defect:</u></b>	Missing Sections
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Repair or replace		
<b><u>Component:</u></b>	Exterior Doors/Jams	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Repair or replace		
<b><u>Component:</u></b>	Plumbing System	<b><u>Defect:</u></b>	Disconnected Utility
<b><u>Requirement:</u></b>	Mechanical Permit		Water/Gas/Electric
<b><u>Comments:</u></b>	Repair or replace	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	Disconnected Utility
<b><u>Requirement:</u></b>	Electrical Permit		Water/Gas/Electric
<b><u>Comments:</u></b>	Repair or replace	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Component:</u></b>	Mechanical System	<b><u>Defect:</u></b>	Disconnected Utility
<b><u>Requirement:</u></b>	Mechanical Permit		Water/Gas/Electric
<b><u>Comments:</u></b>	Repair or replace	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Component:</u></b>	Shingles Flashing	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Repair or replace		

# 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>	1609 8TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50314	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	080/05287-000-000	<b>Geoparcels</b>	7924-34-258-005	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM79/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**

1618	8TH ST	1619	1620
1616		1611	1616
1610		1609	
1604		1605 1603	1604
1602		1601   713	1602
COLLEGE AVE			

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

**Photo Processed on 2013-08-05 a**



### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HOUSTON, DAVID	2016-10-12	16221/754

### Legal Description and Mailing Address

N 8 FT LOT 10 & S 37.5 FT LOT 11 BLK 12 POLK COUNTY HOMESTEAD & TRUST CO ADD	DAVID HOUSTON 1409 16TH ST DES MOINES, IA 50314
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$5,400	\$6,000	\$11,400

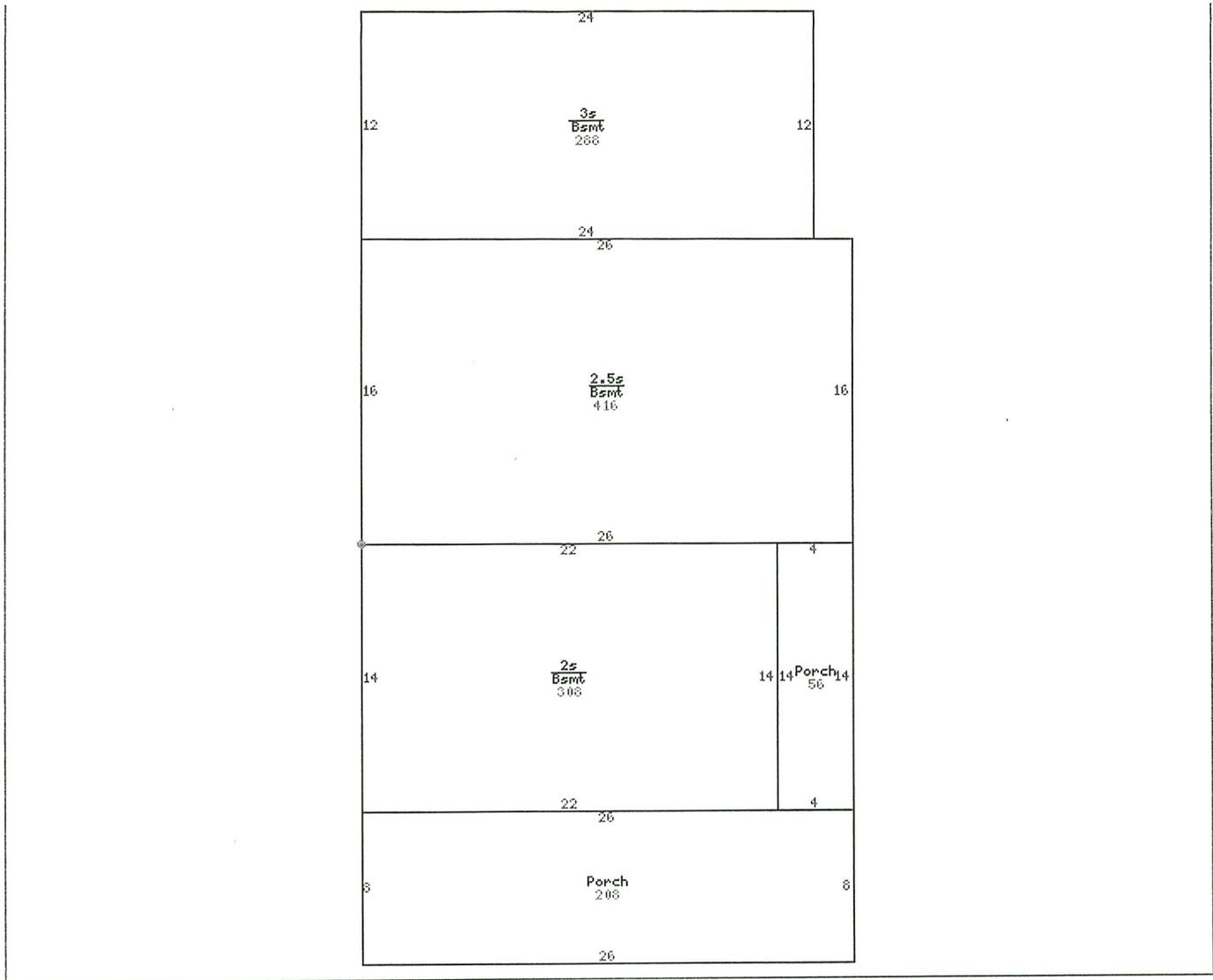
### Market Adjusted Cost Report

### Auditor Adjustments to Value

Category	Name	Information
2019 Homestead Credit	HOUSTON, DAVID	Application #287275

### Zoning - 1 Record

Zoning	Description			SF	Assessor Zoning
R1-60	One Family, Low Density Residential District				Residential
<b>Conditional Zoning</b>					
Docket_no <u>14361</u>					
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	6,006	<b>Acres</b>	0.138	<b>Frontage</b>	45.0
<b>Depth</b>	132.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	2 Stories Plus	<b>Building Style</b>	Conventional
<b>Year Built</b>	1901	<b>Number Families</b>	1	<b>Grade</b>	4+10
<b>Condition</b>	Very Poor	<b>% Complete Improvement</b>	70	<b>Total Square Foot Living Area</b>	2591
<b>Main Living Area</b>	1012	<b>Upper Living Area</b>	1579	<b>Basement Area</b>	1012
<b>Open Porch Area</b>	264	<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Vinyl Siding
<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air
<b>Air Conditioning</b>	100	<b>Number Bathrooms</b>	4	<b>Bedrooms</b>	5
<b>Rooms</b>	10				



Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RIVER BEND NEIGHBORHOOD ASSOCIATION	HOUSTON, DAVID	<u>2013-01-19</u>	\$60	Deed	<u>14687/366</u>
GLH ENTERPRISES LLC	LANGE, LEON	<u>2005-10-26</u>	\$55,000	Deed	<u>11382/178</u>
FRANK, CHRISTINE	LACRUZ, MANUEL	<u>1997-02-12</u>	\$15,000	Contract	<u>7706/212</u>
JONES, WILLIAM W & MINNIE I	DAVIS, JOHN J & CHRISTINE FRANK	<u>1995-04-06</u>	\$5,000	Deed	<u>7176/712</u>

Appeals - 1 Record

Year	Type	Case #	Status	Appellant
2013	PAAB	<u>13-77-0371</u>	Stipulated	MICHAEL HILDEBRAND

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
RIVER BEND NEIGHBORHOOD ASSOCIATION	HOUSTON, DAVID	2016-08-19	2016-10-12	Warranty Deed	<u>16221/754</u>
RIVER BEND ASSOCIATION INC	HOUSTON, DAVID	2013-01-17	2013-03-07	Contract	<u>14687/366</u>

## Permits - 14 Records

Year	Type	Permit Status	Application	Description
Current	Permit	To Work	2019-06-18	alterations/misc
2019	Permit	Cancel	2017-12-15	fix damage/foundation
2018	Permit	Pass	2017-12-15	fix damage/foundation
2018	Permit	Cancel	2016-04-11	fix damage/foundation
2017	Permit	Pass	2016-04-11	fix damage/foundation
2016	Permit	Cancel	2013-04-22	fix damage/foundation
2015	Permit	Pass	2013-04-22	fix damage/foundation
2014	Permit	Pass	2013-04-22	fix damage/foundation
2008	Pickup	Complete	2007-12-20	review value/per owner
2003	Permit	Complete	2002-07-15	fix damage/fire
2003	Permit	Complete	2001-08-01	addition/deck (36 sf)
2003	Permit	Complete	2001-05-04	fix damage/fire (1118 sf)
2002	Permit	Pass	2001-08-01	addition/deck (36 sf)
2002	Permit	Partial	2001-05-04	fix damage/fire (1118 sf)

## Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$5,400	\$6,000	\$11,400
2017	<u>Assessment Roll</u>	Residential	Full	\$5,100	\$5,800	\$10,900
2015	<u>Assessment Roll</u>	Residential	Full	\$4,700	\$5,500	\$10,200
2014	<u>Assessment Roll</u>	Residential	Full	\$4,500	\$5,200	\$9,700
2013	PAAB Order	Residential	Full	\$4,500	\$5,200	\$9,700
2013	<u>Board Action</u>	Residential	Full	\$4,500	\$50,100	\$54,600
2013	<u>Assessment Roll</u>	Residential	Full	\$4,500	\$50,100	\$54,600
2011	<u>Assessment Roll</u>	Residential	Full	\$4,500	\$51,500	\$56,000
2009	<u>Assessment Roll</u>	Residential	Full	\$4,800	\$52,000	\$56,800
2008	<u>Assessment Roll</u>	Residential	Full	\$5,000	\$54,700	\$59,700
2007	<u>Assessment Roll</u>	Residential	Full	\$5,000	\$83,400	\$88,400
2005	<u>Board Action</u>	Residential	Full	\$4,400	\$49,900	\$54,300
2005	<u>Assessment Roll</u>	Residential	Full	\$4,400	\$58,100	\$62,500
2003	<u>Assessment Roll</u>	Residential	Full	\$3,920	\$50,850	\$54,770
2002	<u>Assessment Roll</u>	Residential	Full	\$2,880	\$20,280	\$23,160
2001	<u>Assessment Roll</u>	Residential	Full	\$2,880	\$17,150	\$20,030
1999	Assessment Roll	Residential	Full	\$3,340	\$14,990	\$18,330
1997	Board Action	Residential	Full	\$2,730	\$12,270	\$15,000
1995	Board Action	Commercial Multiple	Full	\$2,730	\$12,270	\$15,000

<b>Yr</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>Total</b>
1993	Assessment Roll	Commercial Multiple	Full	\$2,730	\$16,570	\$19,300
1993	Was Prior Year	Commercial Multiple	Full	\$2,730	\$15,440	\$18,170

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