



Date July 13, 2020

**ABATEMENT OF PUBLIC NUISANCE AT 11 E DUNHAM AVENUE**

WHEREAS, the property located at 11 E Dunham 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 Titleholders, Deborah French and Joseph French, 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 4 in RAND PLAZA, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 11 E Dunham, 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				

**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.

MOTION CARRIED APPROVED  
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

top

11 E Dunham Ave<sup>A</sup>



06/29/2020 12:27

HGA

top

11 E Dunham Ave



06/29/2020 12:28

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

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**DATE OF NOTICE:** February 11, 2020

**DATE OF INSPECTION:** February 04, 2020

**CASE NUMBER:** COD2020-00730

**PROPERTY ADDRESS:** 11 E DUNHAM AVE

**LEGAL DESCRIPTION:** LOT 4 RAND PLAZA

JOSEPH FRENCH & DEBORAH A FRENCH  
Title Holder  
7115 SE VANDALIA DR  
PLEASANT HILL IA 50327

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.

Neighborhood Inspection Division

(515) 283-4046



515-283-4181

Nid Inspector

DATE MAILED: 2/11/2020

MAILED BY: TSY

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**Areas that need attention:** 11 E DUNHAM AVE

<b><u>Component:</u></b> Soffit/Facia/Trim <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code <b><u>Comments:</u></b> Fascia/soffit/trim missing, rotting, deteriorated. Needs to repaired,installed,and painted to match.	<b><u>Defect:</u></b> Excessive rot <b><u>Location:</u></b> Main Structure
<b><u>Component:</u></b> Exterior Walls <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code <b><u>Comments:</u></b> Siding compromised needs replaced and painted to match.	<b><u>Defect:</u></b> Holes or major defect <b><u>Location:</u></b> Main Structure Throughout
<b><u>Component:</u></b> Exterior Doors/Jams <b><u>Requirement:</u></b> Compliance, International Property Maintenance Code <b><u>Comments:</u></b> Needs scraped and painted to match.	<b><u>Defect:</u></b> Absence of paint <b><u>Location:</u></b> Entry
<b><u>Component:</u></b> See Comments <b><u>Requirement:</u></b> <b><u>Comments:</u></b> Interior inspection not completed	<b><u>Defect:</u></b> Not Supplied <b><u>Location:</u></b> Throughout

# Polk County Assessor

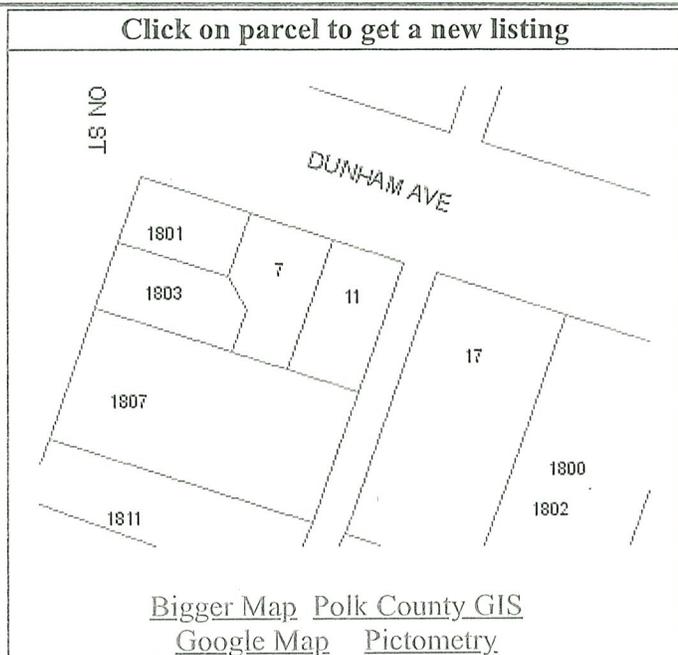
111 Court Avenue #195  
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	11 E DUNHAM AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50315	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	020/02064-004-000	<b>Geoparcels</b>	7824-10-315-007	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM23/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77486
<b>TIF</b>	62/Des Moines Metro Center Merged UR	<b>Submarket</b>	South Des Moines	<b>Appraiser</b>	Andrew Rand 515-286-3368

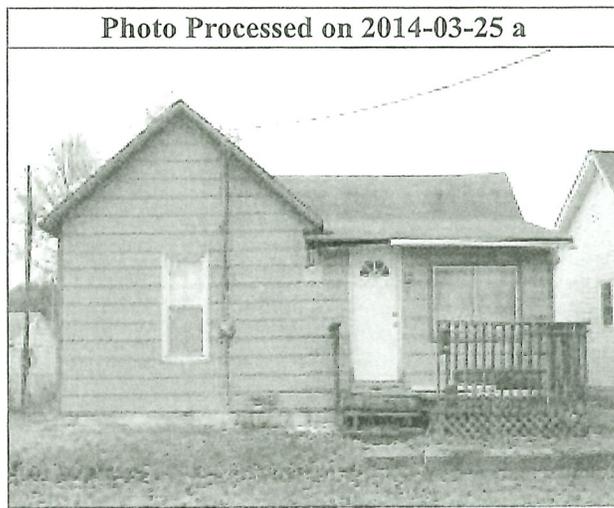
### Map and Current Photos - 1 Record

Click on parcel to get a new listing



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

Photo Processed on 2014-03-25 a



### Historical Photos

### Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	FRENCH, JOSEPH	1992-06-12	6577/874
Title Holder	2	FRENCH, DEBORAH	1989-12-29	6189/121

### Legal Description and Mailing Address

LOT 4 RAND PLAZA	JOSEPH FRENCH 7115 SE VANDALIA DR PLEASANT HILL, IA 50327-5102
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$4,800	\$31,700	\$36,500

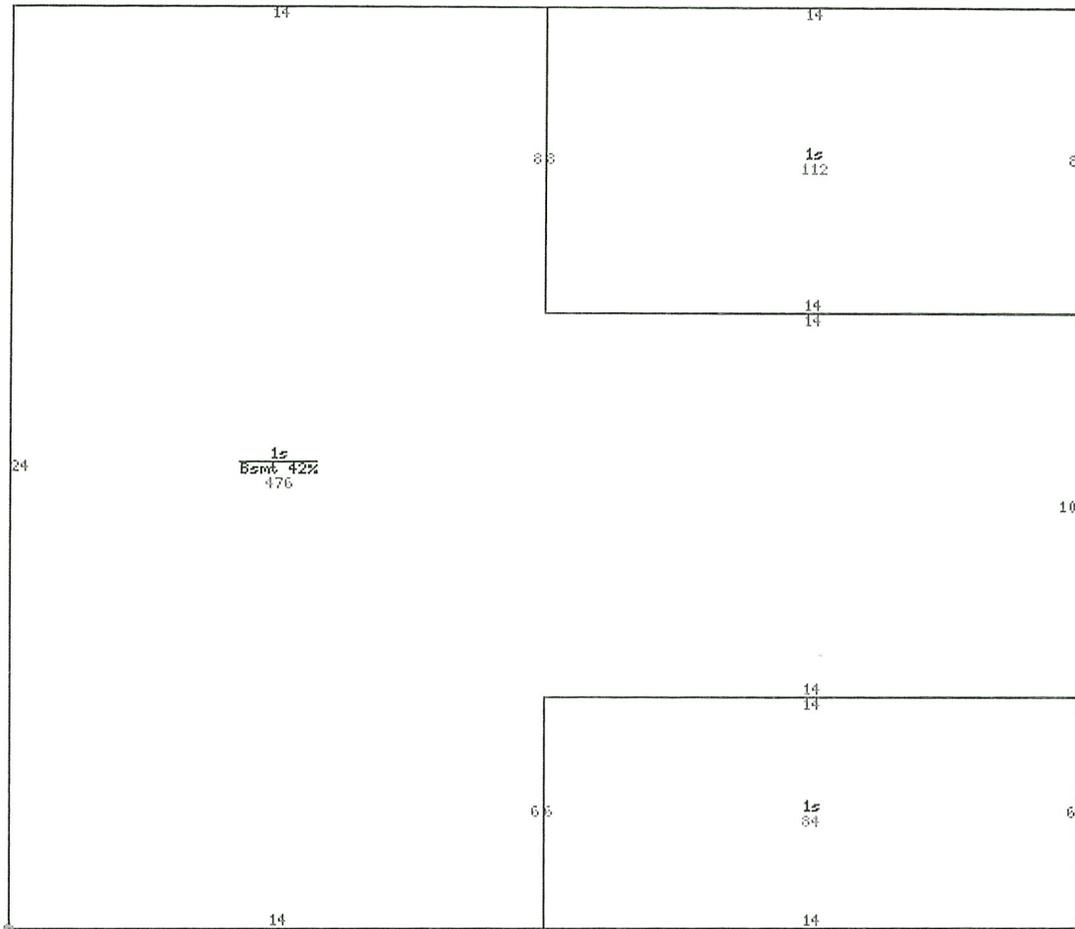
### Market Adjusted Cost Report

### Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

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Zoning	Description				SF	Assessor Zoning
NPC	Neighborhood Pedestrian Commercial District					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	2,323	Acres	0.053	Frontage	35.0	
Depth	66.0	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	1882	Number Families	1	Grade	5-05	
Condition	Normal	Total Square Foot Living Area	672	Main Living Area	672	
Basement Area	200	Foundation	Brick	Exterior Wall Type	Hardboard	
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air	
Air Conditioning Rooms	100	Number Bathrooms	1	Bedrooms	1	
	3					



Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
REMELE, DANIEL	FRENCH, JOSEPH	<u>1992-06-12</u>	\$13,280	Deed	<u>6577/874</u>
MILLER, RICHARD P	REMELE, DANIEL	<u>1989-12-26</u>	\$6,500	Deed	<u>6189/121</u>
UNKNOWN	RICHARD P. MILLER JR	<u>1987-08-20</u>	\$5,000	Deed	<u>5764/487</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$4,800	\$31,700	\$36,500
2017	<u>Assessment Roll</u>	Residential	Full	\$4,300	\$28,700	\$33,000
2015	<u>Assessment Roll</u>	Residential	Full	\$4,000	\$27,400	\$31,400
2013	<u>Assessment Roll</u>	Residential	Full	\$4,100	\$28,200	\$32,300
2011	<u>Assessment Roll</u>	Residential	Full	\$4,100	\$27,900	\$32,000
2009	<u>Assessment Roll</u>	Residential	Full	\$4,200	\$28,300	\$32,500
2007	<u>Assessment Roll</u>	Residential	Full	\$4,200	\$28,300	\$32,500
2005	<u>Assessment Roll</u>	Residential	Full	\$3,000	\$22,500	\$25,500
2003	<u>Assessment Roll</u>	Residential	Full	\$2,580	\$19,200	\$21,780
2001	<u>Assessment Roll</u>	Residential	Full	\$2,120	\$14,260	\$16,380

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Yr	Type	Class	Kind	Land	Bldg	Total
1999	Assessment Roll	Residential	Full	\$2,290	\$13,250	\$15,540
1997	Assessment Roll	Residential	Full	\$2,040	\$11,820	\$13,860
1995	Assessment Roll	Residential	Full	\$1,910	\$11,090	\$13,000
1993	Assessment Roll	Residential	Full	\$1,700	\$8,190	\$9,890
1991	Assessment Roll	Residential	Full	\$1,700	\$7,370	\$9,070
1991	Was Prior Year	Residential	Full	\$1,700	\$6,770	\$8,470

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