



Roll Call Number

Agenda Item Number

53

Date March 21, 2022

COMMUNICATION OF FIRE ESCROW AT 3902 1ST STREET

Communication from Neighborhood Inspection Division regarding demolition cost reserve escrowed for main structure located at 3902 1st Street, Des Moines, Iowa.

(Communication and documentation attached)

Moved by _____

to receive and file and to direct the City Attorney to bring legal action within one hundred eighty (180) days of certified mail notice dated February 9, 2022, if owner(s) has not demolished or renovated the structure.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
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

53



City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309

Case Number: NUIS-2022-000009	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 01/07/2022
	Date of Notice: 01/14/2022
Date of Inspection: 01/07/2022	

PAUL GORDON
3902 1ST ST
DES MOINES IA 50313

Address of Property: 3902 1ST ST, DES MOINES IA 50313
Parcel Number: 792423351023
Legal Description: LOT 11 BLK 4 PLAT OF BLKS 4,5,6 & 7 HIGHLAND PARK ADD

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
60-191 - Vacation and Abatement	<p>MAIN STRUCTURE</p> <p>Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.</p> <p>SEVERE FIRE DAMAGE, STRUCTURAL DAMAGE, DAMAGED FOUNDATION</p>	02/22/2022

60-192(1) - Dangerous Structure or Premise
- Door, Stairway, Exit

MAIN STRUCTURE

Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that do not conform to the approved building or fire code.

02/22/2022

INSPECTOR WAS NOT ABLE TO GAIN ENTRANCE INTO THE BUILDING, LOOKING THROUGH THE FRONT DOOR THERE ARE POSSIBLE SIGNS OF DAMAGE TO HALLWAYS AND STAIRWAYS. A LICENSED CONTRACTOR IS REQUIRED TO REVIEW FOR REPAIRS AND REPLACEMENT. ALL PERMITS MUST BE PULLED AS NEEDED AND FINALIZED

60-192(10) - Dangerous Structure or
Premise - Lack of Sufficient Construction

MAIN STRUCTURE

02/22/2022

Vacate and secure the structure or premises, OR,
demolish the structure after obtaining the required demolition permit, OR,
repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system, or other cause that is a threat to life or health.

HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR WITH FINALIZED PERMITS.

HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR WITH FINALIZED PERMITS

HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR WITH FINALIZED PERMITS.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING FRAMING, SHEETING, AND COVERINGS. FINALIZED PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES ARE LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A FINALIZED

PERMIT

REPLACE ALL DAMAGED ROOFING COMPONENTS WITH A LICENSED CONTRACTOR. FINALIZED BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

FOUNDATION NEEDS ENGINEERS REPORTS. REPAIR PER ENGINEER'S REPORT. A FINALIZED BUILDING PERMIT MAY BE REQUIRED.

IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED.

60-192(13) - Unsafe or dangerous structure	<p>MAIN STRUCTURE</p> <p>Repair or replace the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure.</p>	02/22/2022
60-192(14) - Unsafe or dangerous structure	<p>MAIN STRUCTURE</p> <p>Repair or replace the unsafe equipment OR demolish the structure.</p> <p>THE LICENSED CONTRACTOR IS RESPONSIBLE FOR NECESSARY PERMITS AND FINALIZING THE PERMITS.</p>	02/22/2022
60-192(3) - Dangerous Structure or Premise - Damaged	<p>MAIN STRUCTURE</p> <p>Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism, or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	02/22/2022

60-192(4) - Dangerous Structure or Premise
- Insufficient Strength or Stability

MAIN STRUCTURE
Repair or replace any portion of a building, or any member, appurtenance, or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached, or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

02/22/2022

HOLES IN ROOF, DAMAGED RAFTERS, CEILING JOISTS ETC. A LISECNED CONTRACTOR WILL NEED TO REVIEW FOR REPAIRS OR REPLACEMENT AND OBTAIN NECESSARY PERMITS AND FINALIZE

60-192(6) - Dangerous Structure or Premise
- Unsafe

MAIN STRUCTURE
Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining the required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.

02/22/2022

HOLES IN ROOF, DAMAGED ATTIC, DAMAGED RAFTERS, A LICENSED CONTRACTOR WILL NEED TO REVIEW AND PROVIDE NECESSARY PERMITS AND FINALIZE

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.

60-192(8) - Dangerous Structure or Premise
- Substantial Risk

MAIN STRUCTURE
Repair or replace any portion of the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure.

02/22/2022

60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.	02/22/2022
60-194 - Defacing and Removing Placard	MAIN STRUCTURE Replace or restore defaced or removed placard. PLACARD WAS PLACED ON EAST ENTRY DOOR AND WEST ENTRY DOOR TO MAIN STRUCTURE	02/22/2022
60-195 - Emergency Measures to Vacate	MAIN STRUCTURE Immediately vacate the building or structure.	02/22/2022

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

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. Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

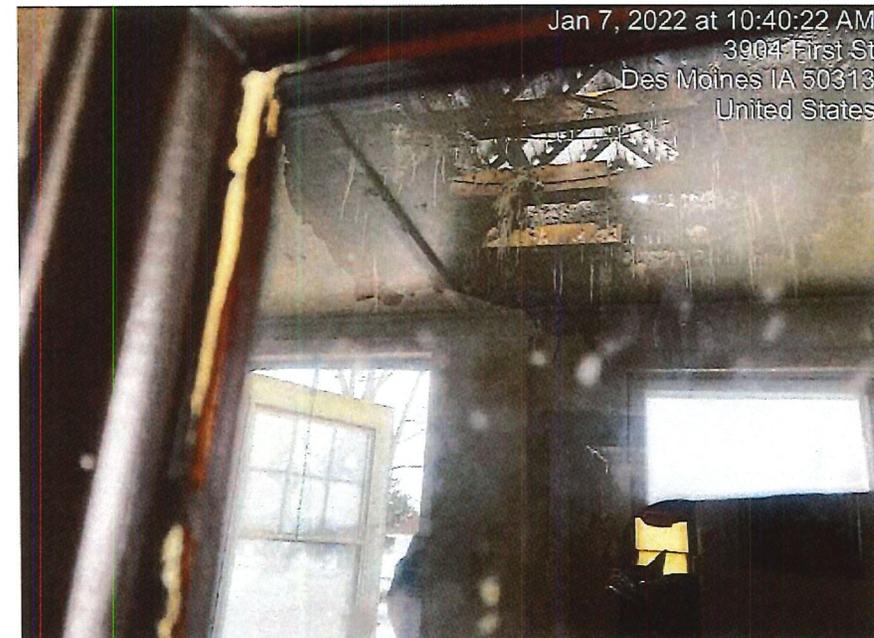
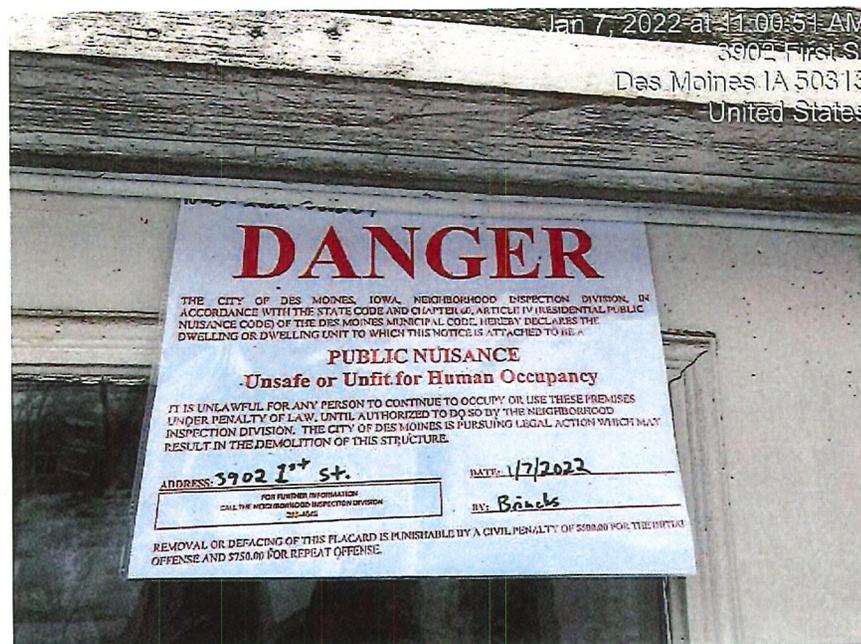
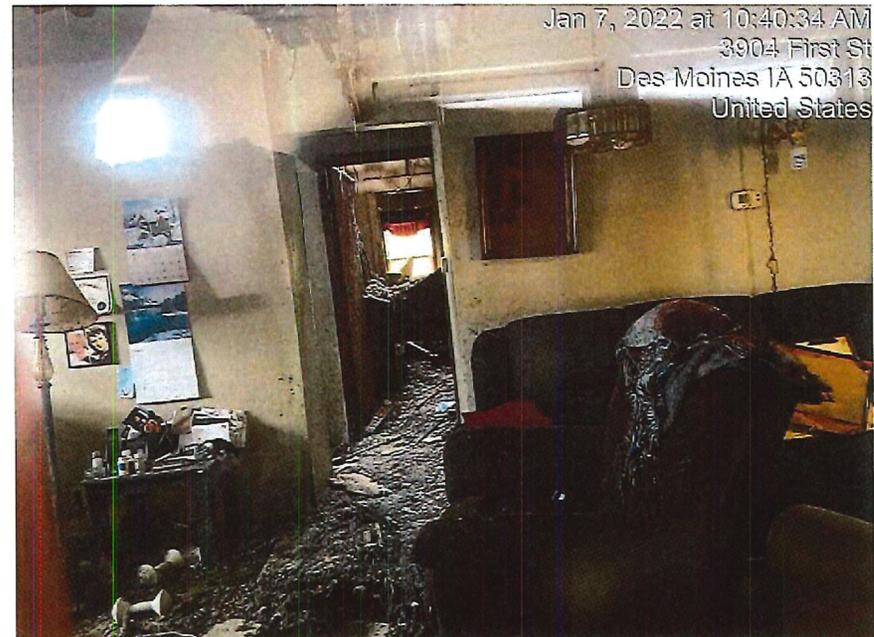
Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,
NUIS-2022-000009

Respectfully,

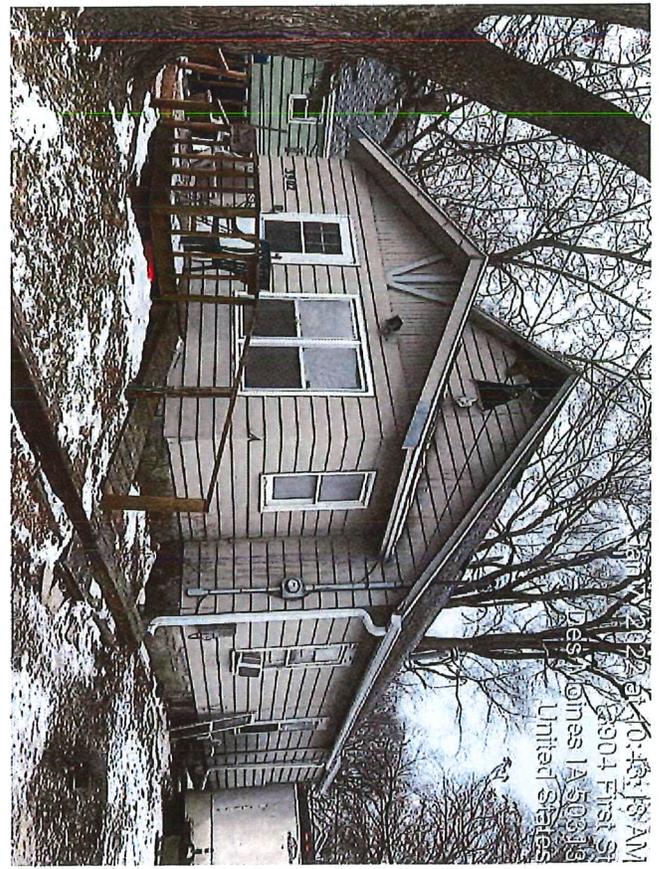
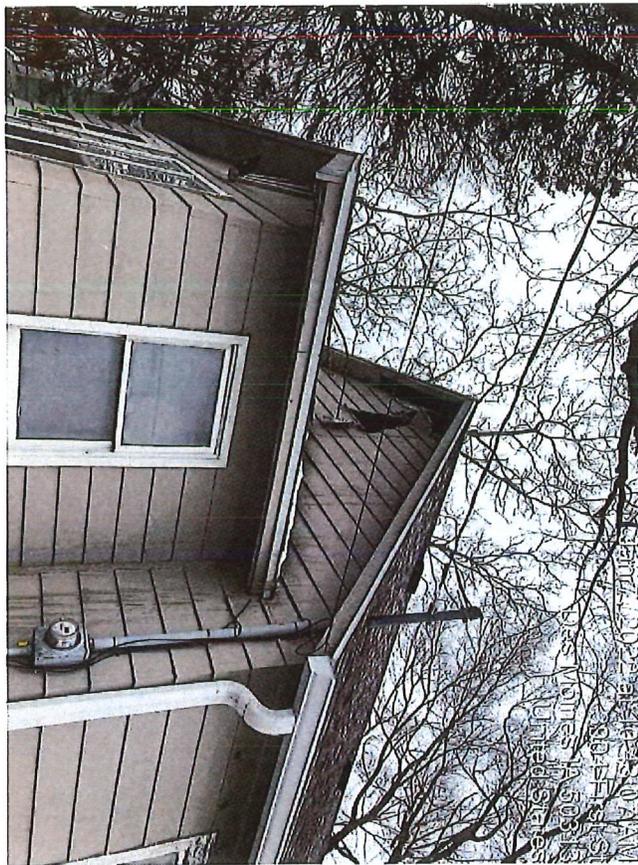
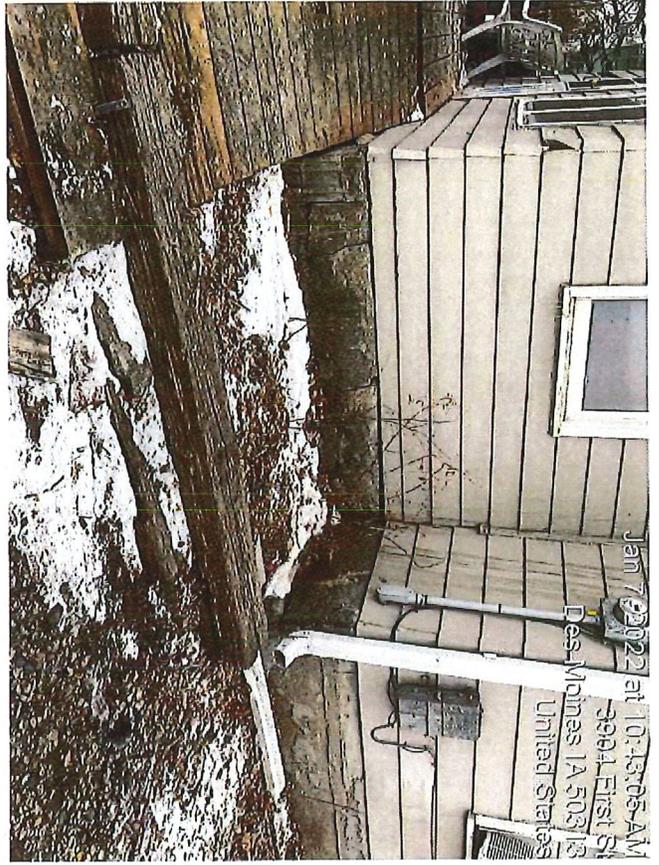
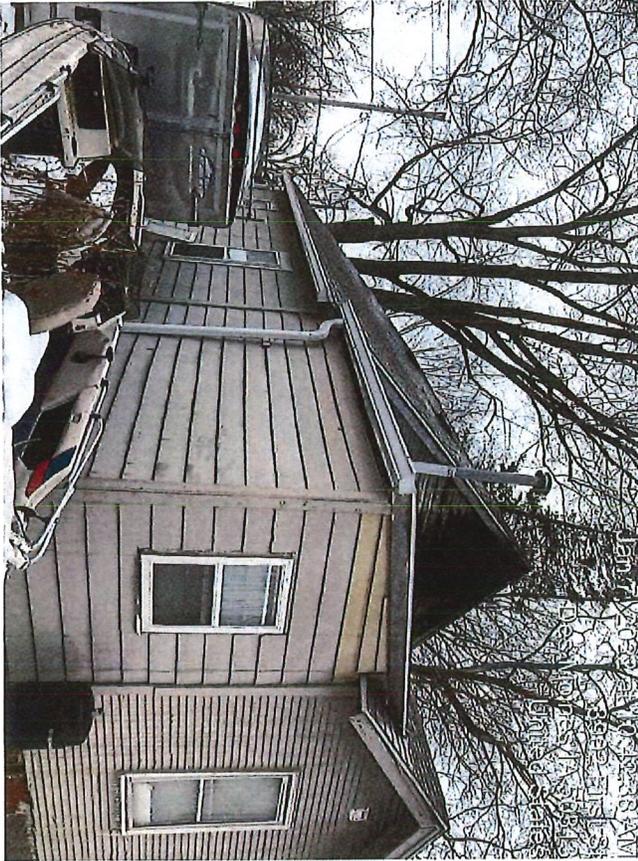


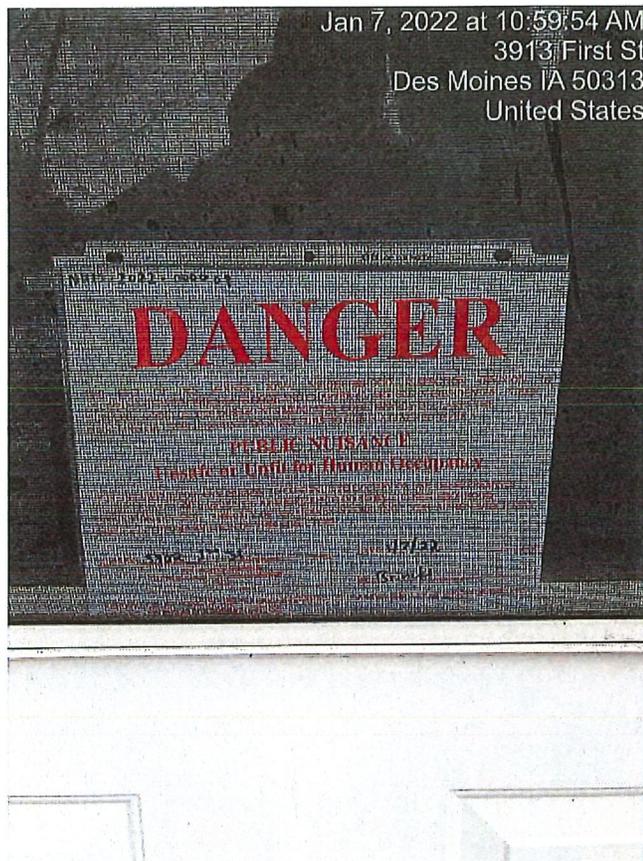
Keith Brincks
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4246
kmbrincks@dmgov.org











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

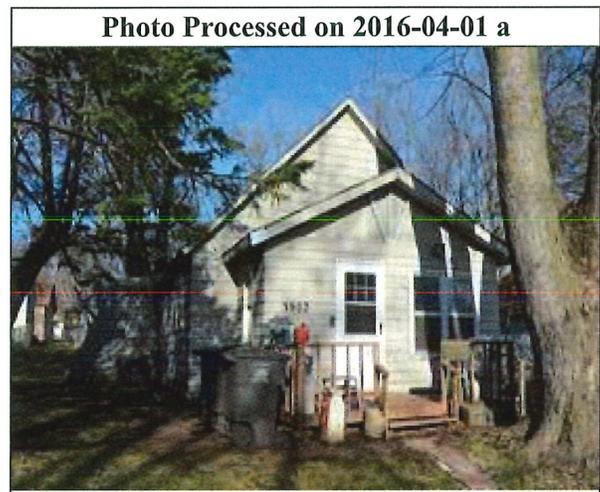
Location					
Address	3902 1ST ST				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/01647-000-000	Geoparcels	7924-23-351-023	Status	Active
School	Des Moines	Nbhd/Pocket	DM82/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

3915 3917
3913 3912 3913
3905 3904
3903 3902
3901 3900
102
1ST ST
SENECA AVE

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



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GORDON, PAUL	1985-02-19	5427/834

Legal Description and Mailing Address

LOT 11 BLK 4 PLAT OF BLKS 4,5,6 & 7 HIGHLAND PARK ADD	PAUL GORDON 3902 1ST ST DES MOINES, IA 50313-3546
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$21,400	\$53,900	\$75,300

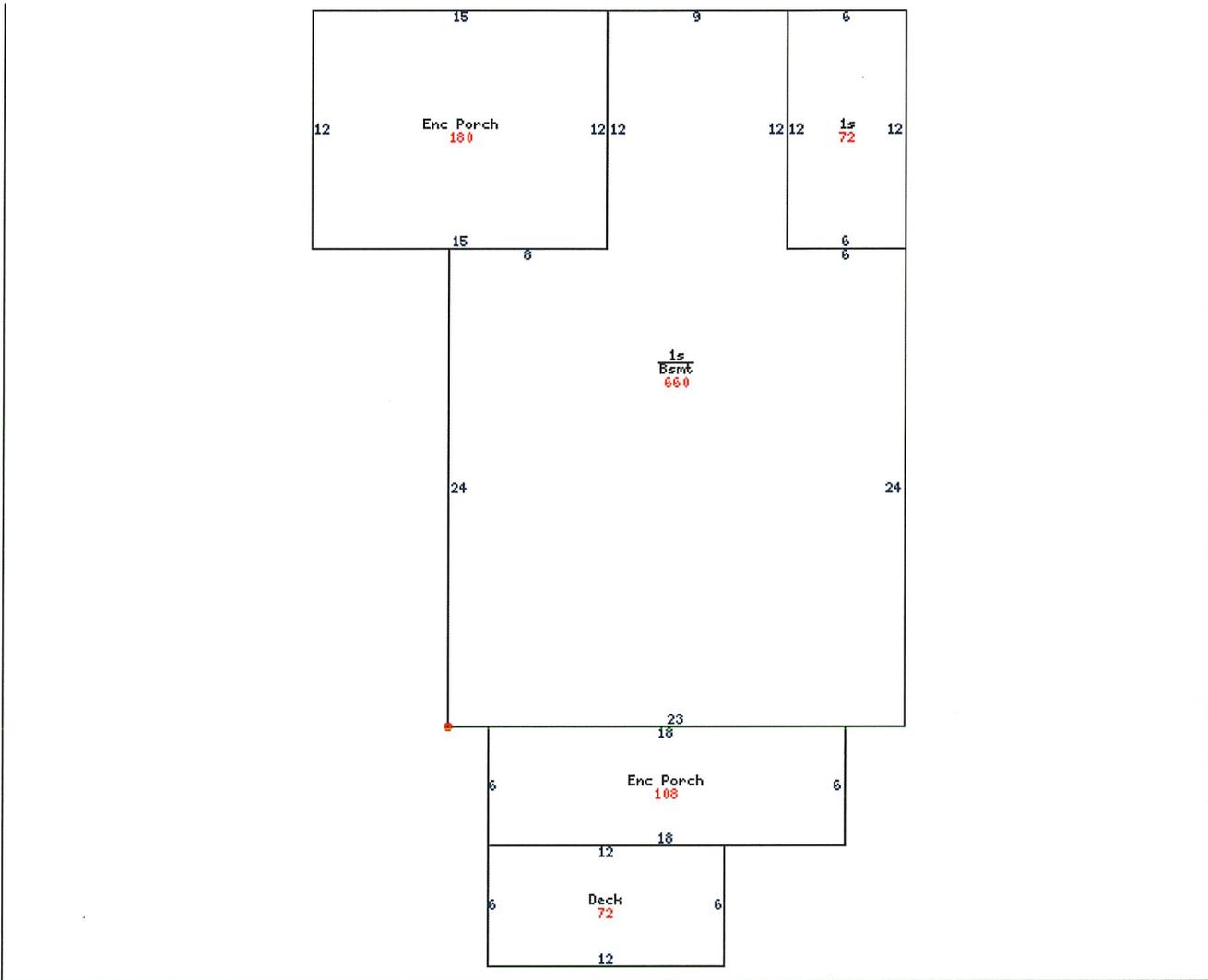
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	GORDON, PAUL	Application #34640

Zoning - 1 Record

Zoning	Description			SF	Assessor Zoning
N5	N5 Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	6,550	Acres	0.150	Frontage	50.0
Depth	131.0	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	1905	Number Families	1	Grade	5+05
Condition	Below Normal	Total Square Foot Living Area	732	Main Living Area	732
Basement Area	660	Enclosed Porch Area	288	Deck Area	72
Foundation	Brick	Exterior Wall Type	Hardboard	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	1	Rooms	4



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	18	Grade	5
Year Built	1940	Condition	Very Poor		

Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
2007	Pickup	No Add	2006-10-31	Addition	DECK
1989	Pickup	Complete	1988-08-16		OPF Now EFP

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$21,400	\$53,900	\$75,300
2019	Assessment Roll	Residential	Full	\$19,100	\$47,800	\$66,900
2017	Assessment Roll	Residential	Full	\$17,400	\$44,200	\$61,600
2015	Assessment Roll	Residential	Full	\$15,600	\$39,700	\$55,300
2013	Assessment Roll	Residential	Full	\$15,700	\$40,200	\$55,900
2011	Assessment Roll	Residential	Full	\$15,700	\$39,900	\$55,600

Yr	Type	Class	Kind	Land	Bldg	Total
2010	Assessment Roll	Residential	Full	\$16,300	\$41,200	\$57,500
2009	Assessment Roll	Residential	Full	\$16,300	\$41,200	\$57,500
			Adj	\$16,300	\$39,580	\$55,880
2007	Assessment Roll	Residential	Full	\$16,100	\$40,700	\$56,800
			Adj	\$16,100	\$39,080	\$55,180
2005	Assessment Roll	Residential	Full	\$15,600	\$37,800	\$53,400
			Adj	\$15,600	\$36,180	\$51,780
2003	Assessment Roll	Residential	Full	\$13,930	\$33,730	\$47,660
			Adj	\$13,930	\$32,110	\$46,040
2001	Assessment Roll	Residential	Full	\$11,750	\$27,150	\$38,900
2000	Assessment Roll	Residential	Full	\$10,950	\$30,190	\$41,140
			Adj	\$10,950	\$28,570	\$39,520
1999	Assessment Roll	Residential	Full	\$10,950	\$30,190	\$41,140
1997	Assessment Roll	Residential	Full	\$10,250	\$28,270	\$38,520
1995	Assessment Roll	Residential	Full	\$9,060	\$24,990	\$34,050
1993	Board Action	Residential	Full	\$7,840	\$21,620	\$29,460
1993	Assessment Roll	Residential	Full	\$7,840	\$21,620	\$29,460
1990	Assessment Roll	Residential	Full	\$7,840	\$18,460	\$26,300
1989	Assessment Roll	Residential	Full	\$7,840	\$13,530	\$21,370

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