

62A/62B
ITEM-68A/68B

EXHIBITS

F-V



Moehl-Millwork, Inc.

6160 S.E. RIO COURT • PO Box 789 • ANKENY, IOWA 50021-0789

When we work with windows there are many factors to look for. For residential you want at least a DP 30 (Design Pressure). The window is tested with wind and rain to come up with the number.

The U Value is a measure of the total heat flow through the heat barrier from room air to outside air. This Value wants to be a very low number.

The R Value is the resistance a material has to heat flow. The higher the R Value the better the glass & units.

PHONE 515-276-6791 • 800-876-2468 • FAX 515-276-0315



window comparisons

From: Bob Lane (boblane@moehlmillwork.com)
Sent: Tue 4/03/12 10:46 AM
To: 'Robert Peters' (rdpcompany@msn.com)
Cc: Jamesh@moehlmillwork.com

Bob

This information is right out of the book for each manufacturer.

Vector vinyl window dp rating 95 marvin 40

Vector " " U value .29 Marvin .93

Vector " " R value 3.44 Marvin 1.11

Call me if you have any more questions

Thanks,

Bob Lane

Moehl Millwork

515-249-9681

10580 Justin Drive
Urbandale, IA 50322



Nelsen Appraisal Associates, Inc.

(Bus) 515-276-0021
(Fax) 515-276-9303

April 5, 2012

Mr. James Conlin
Conlin Properties, Inc.
500 Griffin Building
319 - 7th Street
Des Moines, Iowa 50309

Re: Apartment Building
826 18th Street, Des Moines, Iowa

Dear Mr. Conlin:

From our discussion yesterday, it is our understanding that you intend to replace windows in the apartment building at the above-described address. This property is located in the Sherman Hills Historic District for which there are covenants that apply to the properties within the district.

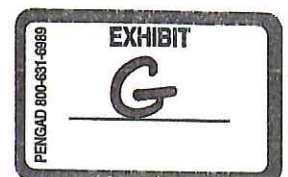
We have briefly perused the covenants and are of the mind that, due to previous renovations completed over the past 100+ years of the existence of the property at 826 18th Street, the improvements do not exhibit the characteristics desired by the historical district designation. This is evidenced by the several post-construction additions and the metal siding.

The non-conforming modifications that have occurred in the past to this and other properties have been "grandfathered" in beyond the establishment of the historical district designation and preceded the restrictive covenants now in existence.

According to our conversation, it appears the opinion of the neighbors within the district is that the proposed vinyl windows would not conform to the requirements of the covenants. In fact, it is their allegation that the addition of the vinyl windows would have a blighting influence on neighboring property values as a result of their installation.

It is not our intent to comment whether the windows are conforming or not. Rather, you have asked that we provide an opinion as to whether the installation of vinyl windows at this property would have an effect on value of the surrounding properties.

In light of the fact that the Sherman Hills Historical District has numerous properties that do not also conform to the current restrictive covenants, the neighborhood is far from being a



Mr. James Conlin
April 5, 2012 May 7, 2012
Page 2

cohesive, uniform development. While well-meaning, the restrictive covenants may simply not apply to all situations.

In this case, the subject has metal siding, non-conforming additions, and is otherwise not in conformance with the restrictive covenants. Any "blighting" influence on surrounding property values has occurred years ago. Therefore, as long as the windows blend well with the current color scheme of the subject building, and do not present an obvious change to the structure, they will not cause an additional blighting influence on the values of surrounding properties.

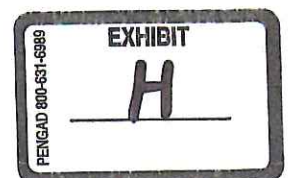
As currently configured with metal siding and porch additions that have occurred over the years, the subject property does not appear to have any significant historical value. Any attempts to reclaim historical significance through complete renovation, including removal of the metal siding, replacing damaged or rotting original siding, removing the non-conforming porches and reconstructing the exterior to original design, would certainly NOT be economically feasible. The cost to complete these tasks, following all of the rules involved with such a task, would far exceed the resulting market value of the property.

In contrast, replacing the existing rotting windows with energy-efficient, structurally sound windows will result in lower energy costs to the owner and, thus, an increased value overall.

Thank you for the opportunity to provide this service to you.



Gene F. Nelsen, MAI, CCIM
President
Certified General Real Property Appraiser
Iowa License CG01034
License Expiration Date: 6/30/2013



Google Maps 20th St

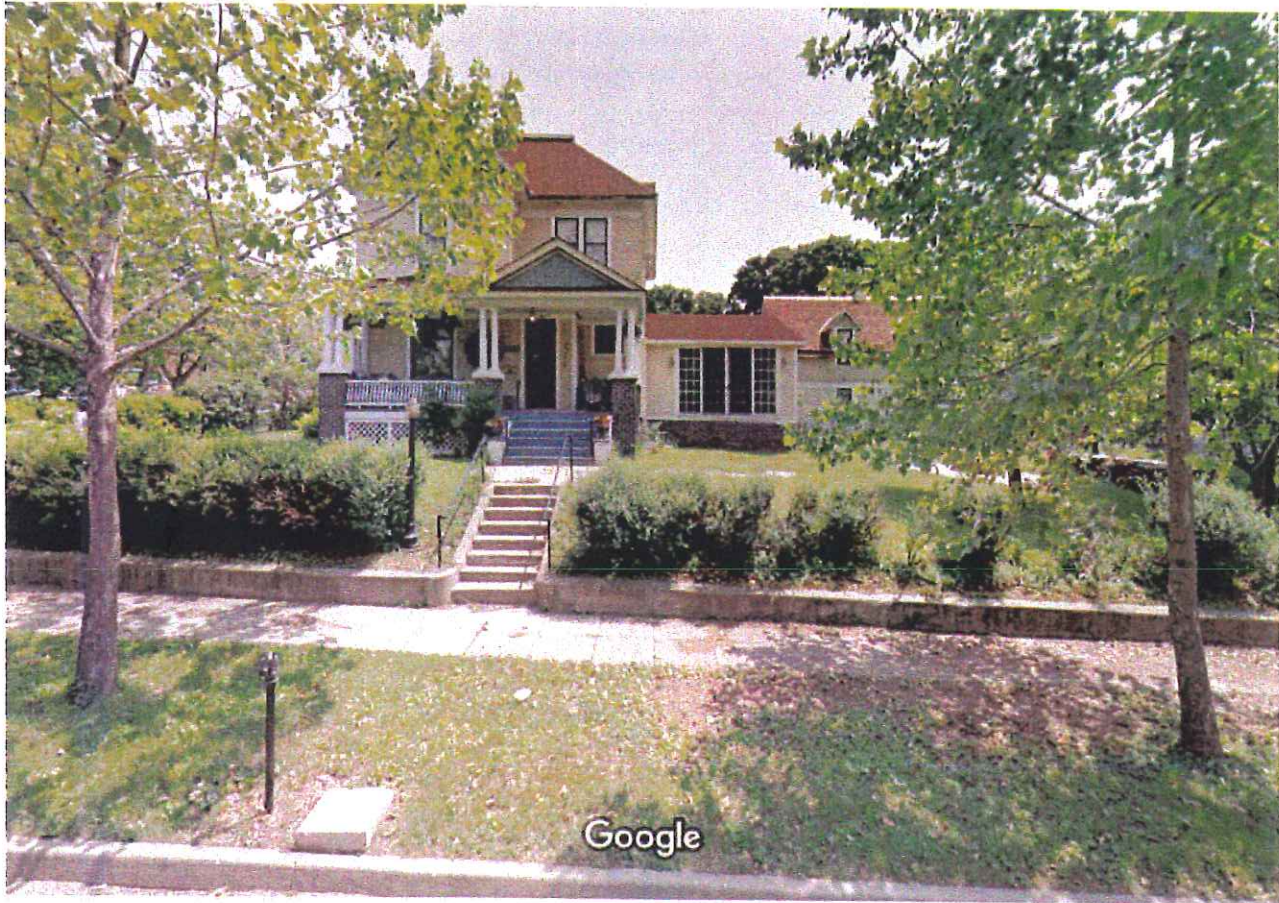


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Des Moines, Iowa
Street View - Jun 2011

1st

Center St
18th St
19th St
20th
Pleasant St

Google Maps



PENGAD 800-631-6989
EXHIBIT
I

717 - 17th St.

Google Maps 17th St

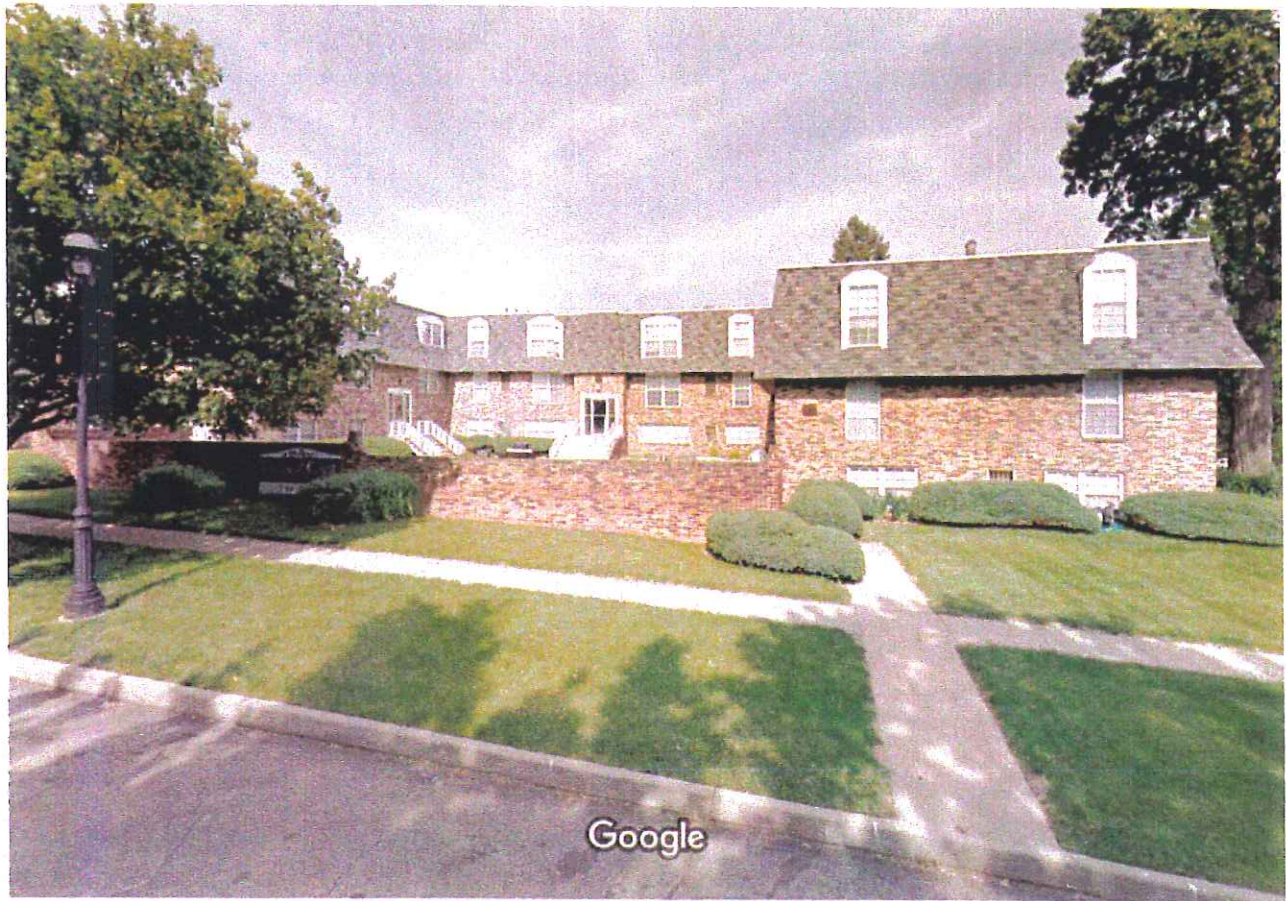
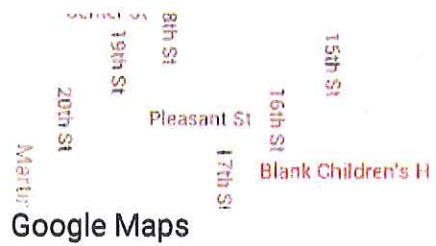


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Des Moines, Iowa

Street View - Jun 2011





737, 727 and 707 - 18th St.

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EXHIBIT

5

Google Maps 18th St

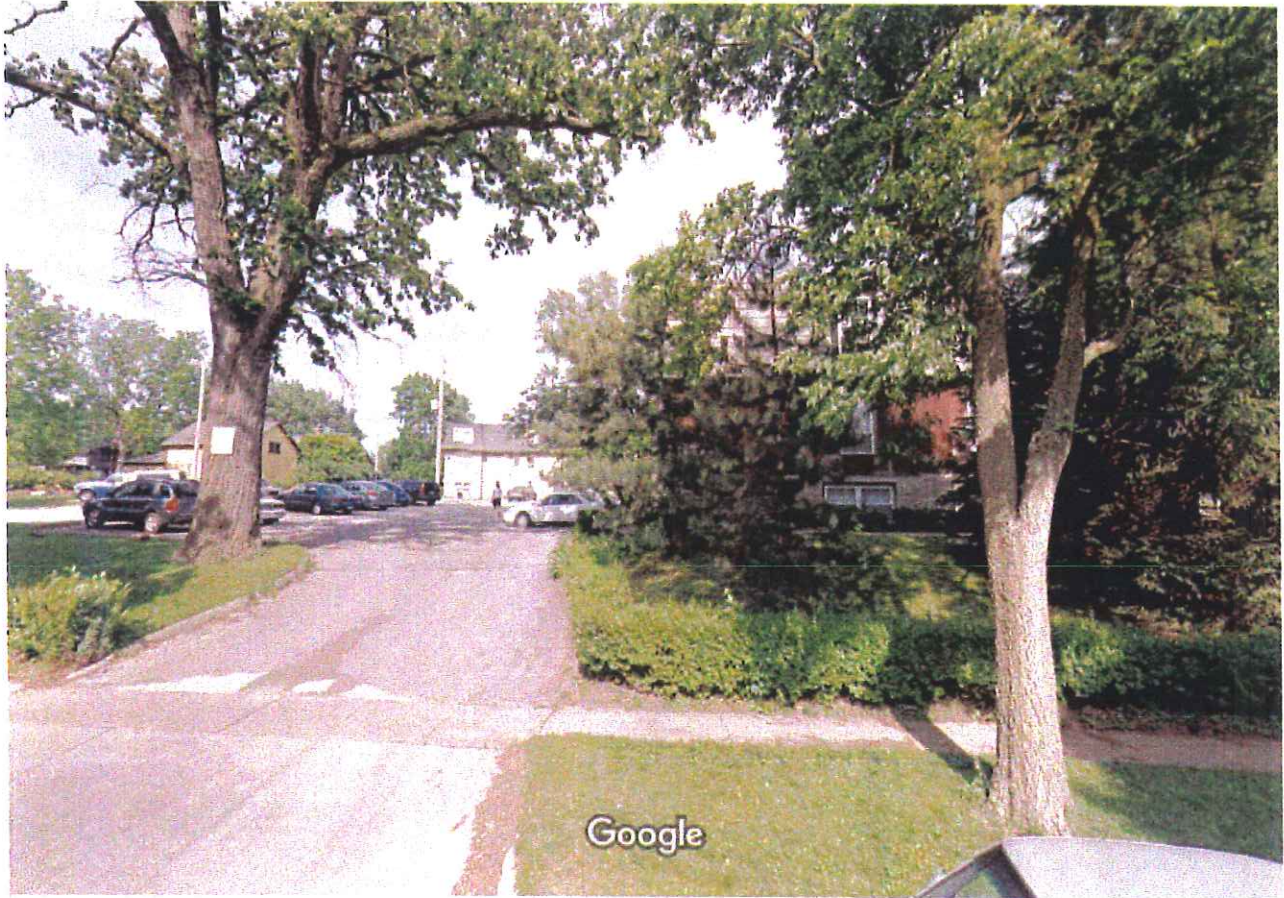
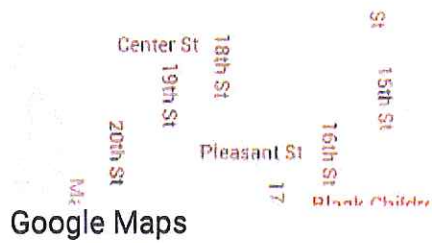


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Des Moines, Iowa

Street View - Jun 2011



Google Maps

Google Maps 18th St



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Des Moines, Iowa
Street View - Jun 2011



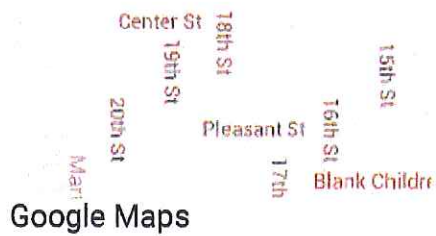
Google Maps 18th St



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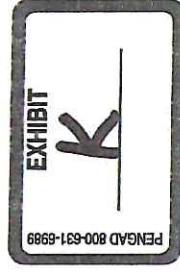
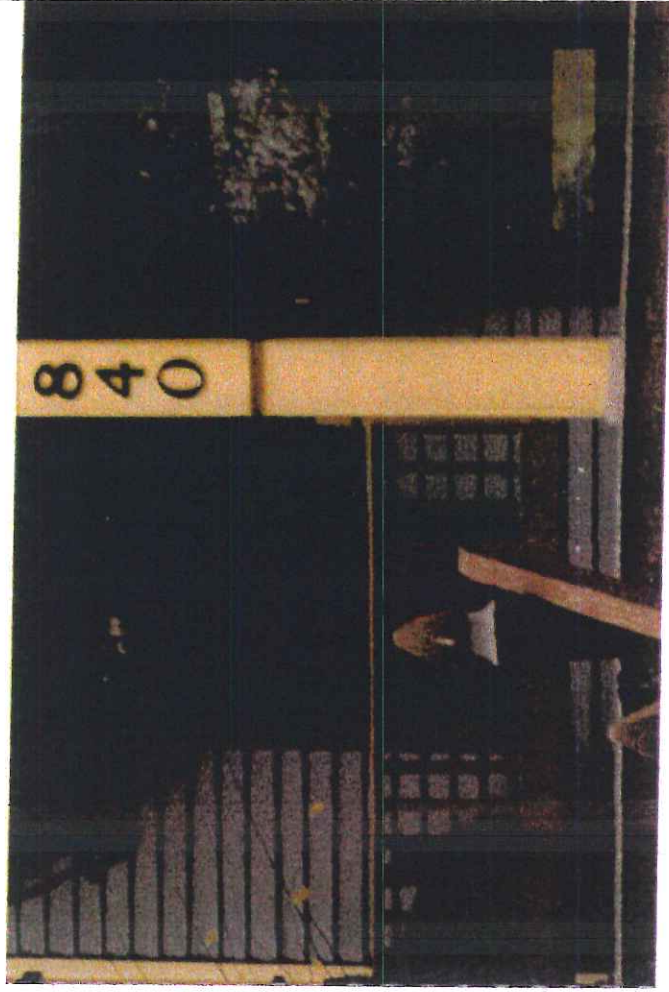
Des Moines, Iowa

Street View - Jun 2011



Google Maps

840 - 17th St.



1939 Leyner

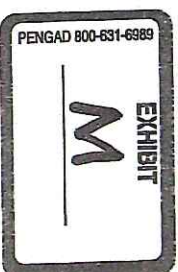


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EXHIBIT

L

919 - 18th St.





920 - 18th St.



PENGAD 800-631-6989

N

EXHIBIT



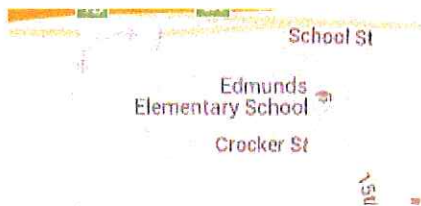


Google Maps 18th St



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Des Moines, Iowa
Street View - Jun 2011



Google Maps



736 - 20th St.

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0

EXHIBIT

Google Maps 20th St



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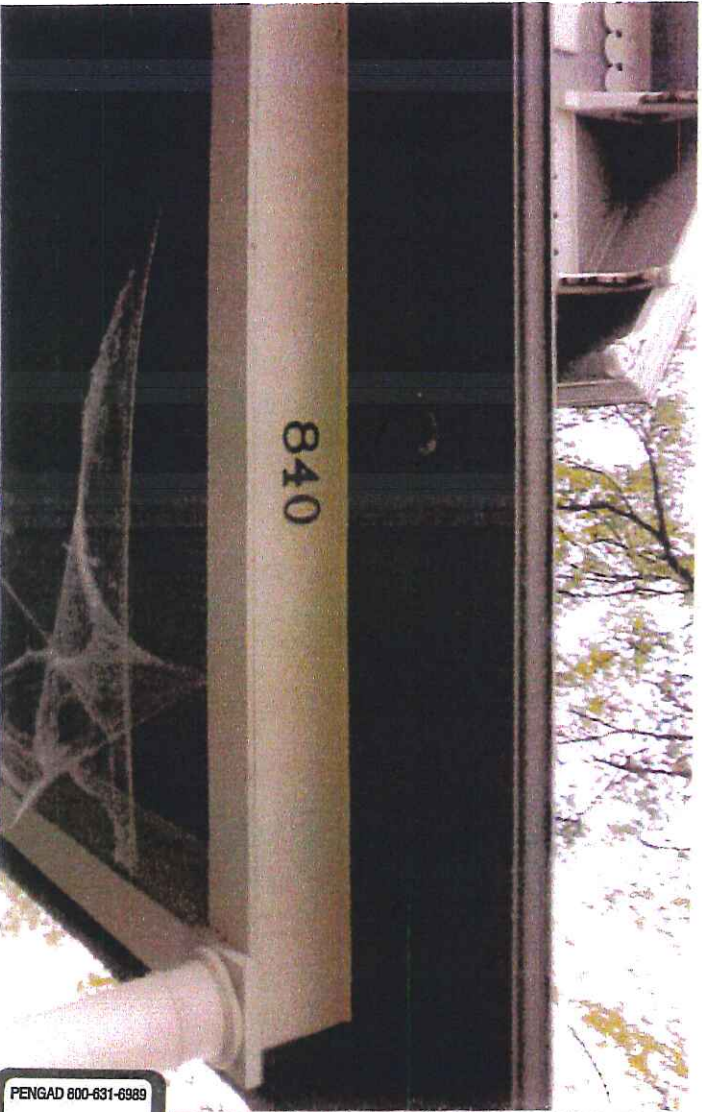
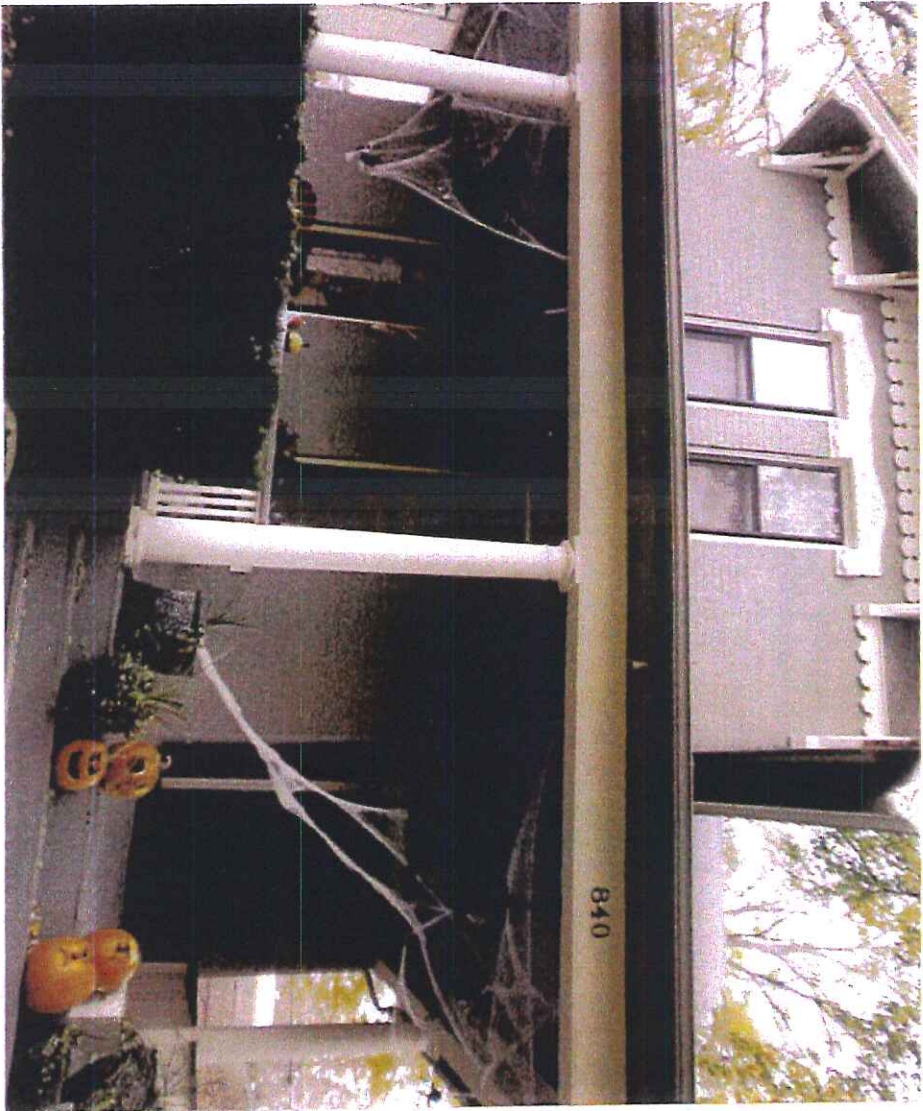
Des Moines, Iowa

Street View - Jun 2011



Google Maps

840 - 18th St.



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EXHIBIT

P

Google Maps 18th St

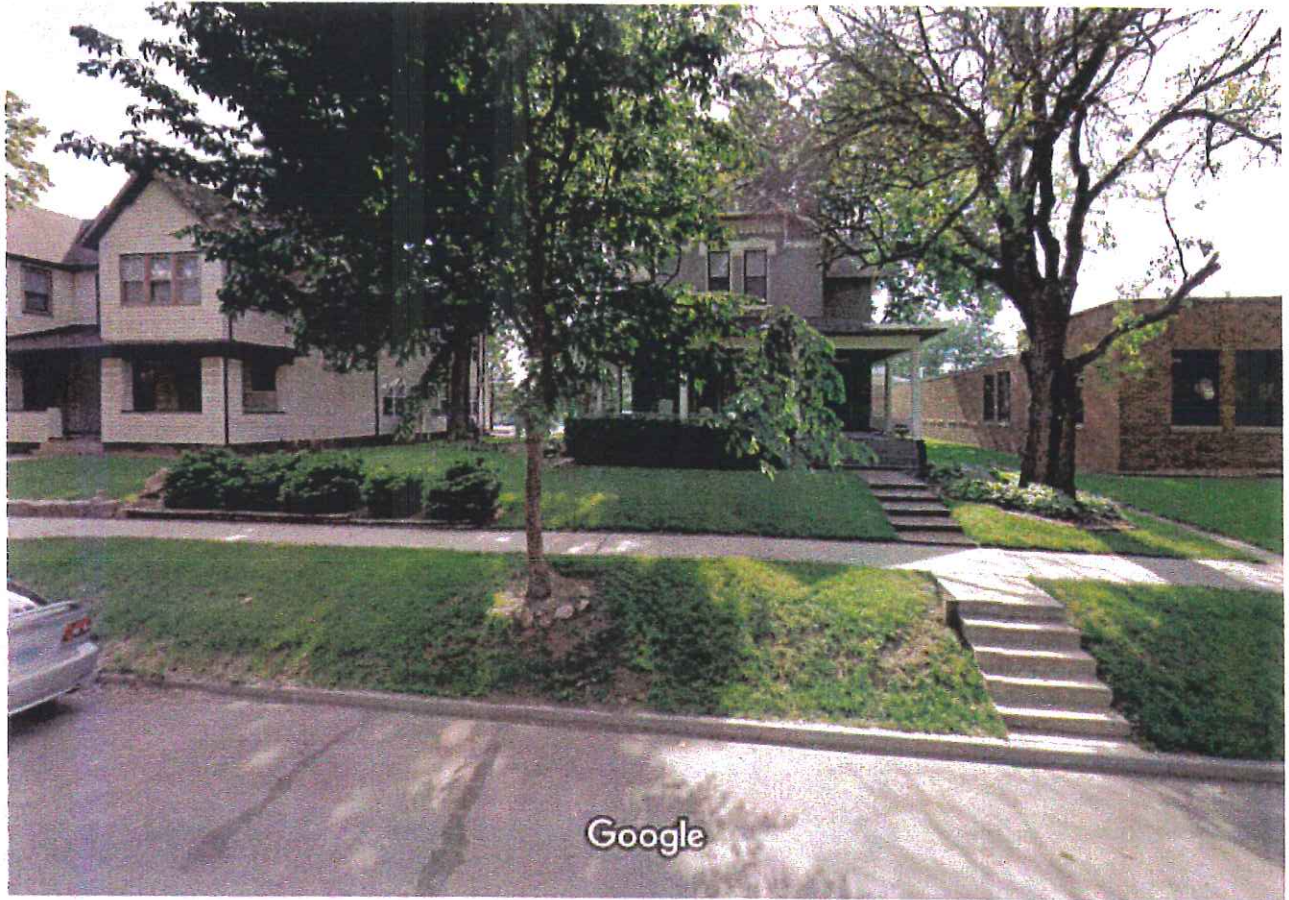
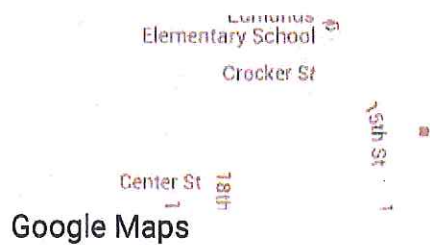


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Des Moines, Iowa

Street View - Jun 2011





714 - 20th St.

PENGAD 800-631-6869
EXHIBIT
Q

Google Maps 20th St

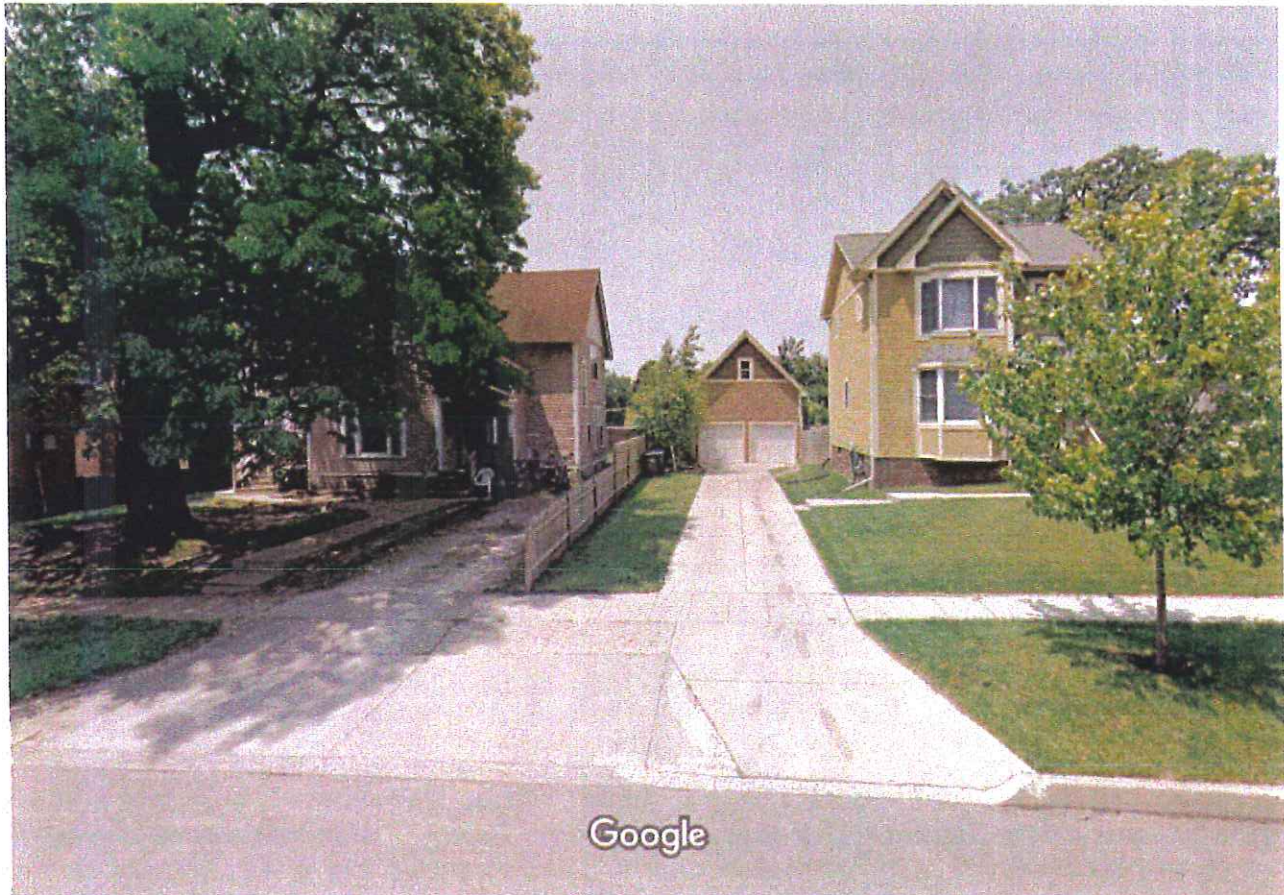
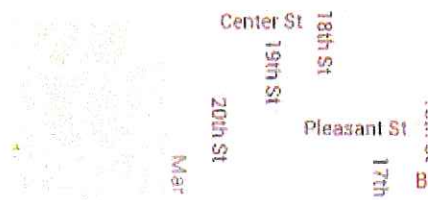


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Des Moines, Iowa

Street View - Jun 2011



Google Maps



718 - 18th St.

PENGAD 800-851-6989
EXHIBIT
R

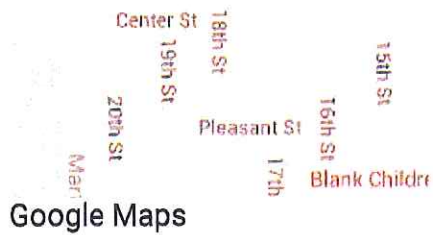


Google Maps 18th St



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Des Moines, Iowa
Street View - Jun 2011



846 - 19th St.



PENGAD 800-631-6969
EXHIBIT
S

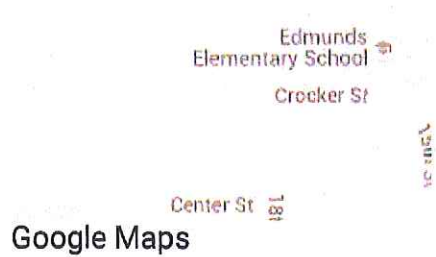
Google Maps 19th St



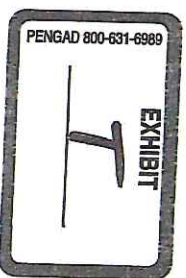
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Des Moines, Iowa

Street View - Jun 2011

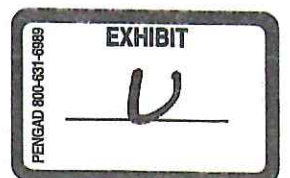


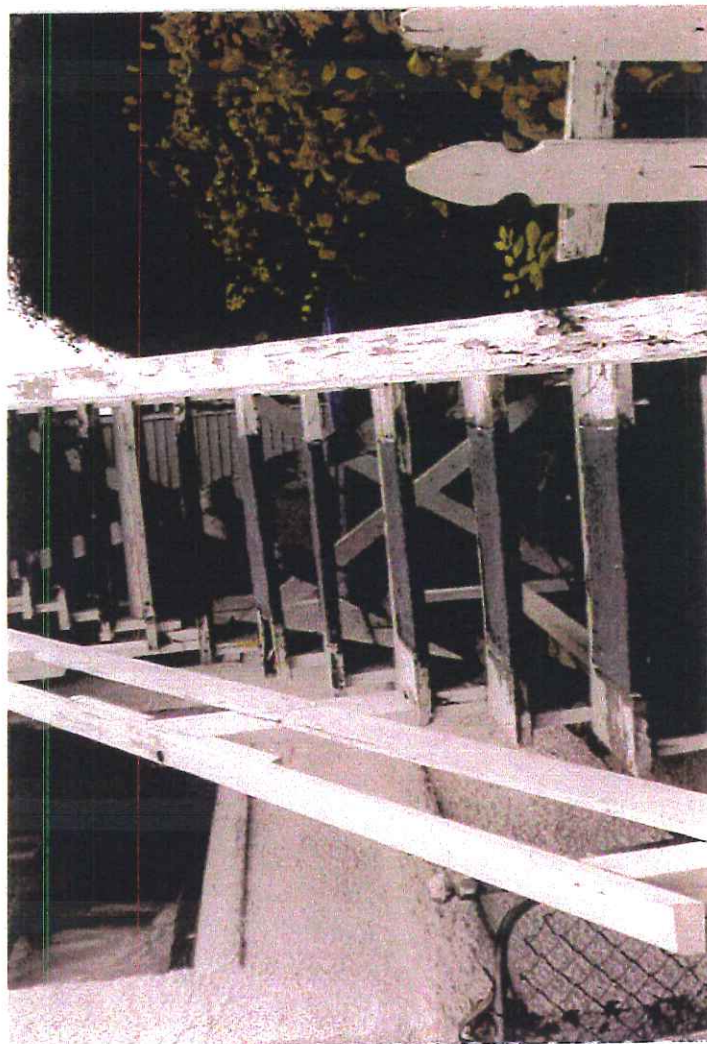
824 - 18th St.





1718 Crocker St.









Google Maps Crocker St



Image capture: Aug 2011 © 2016 Google

Des Moines, Iowa

Street View - Aug 2011

Edmunds
Elementary School
Crocker St

15th St

Google Maps

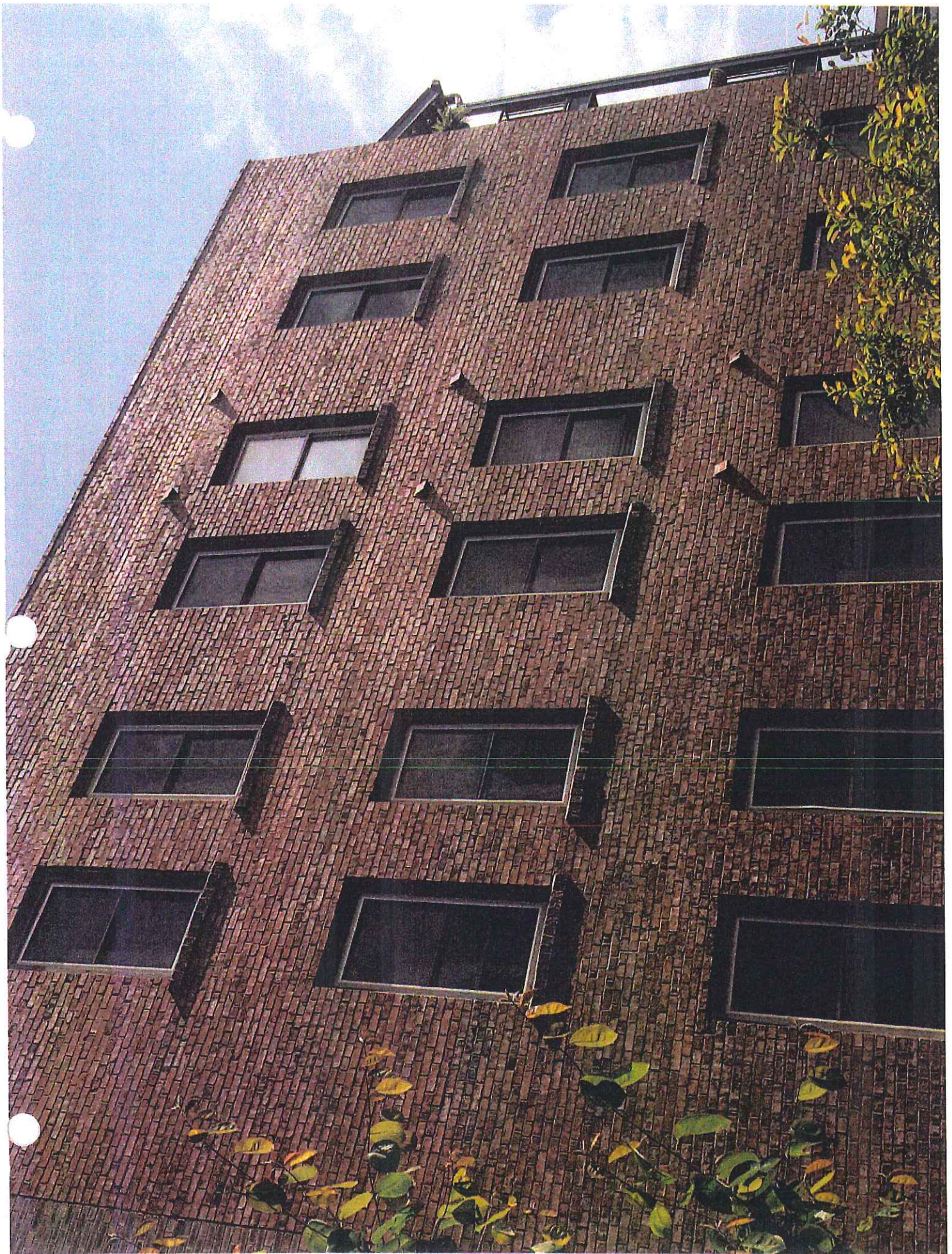
611 - 16th St.



PENGAD 800-831-6989



EXHIBIT







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

Property Search	Maps	Assessment	Exemptions & Credits	Tax Calculation	Reports	Downloads	Links	
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Location					
Address	611 16TH ST				
City	DES MOINES	Zip	50309	Jurisdiction	Des Moines
District/Parcel	030/04128-001-000	Geoparcel	7824-05-477-016	Status	Active
School	Des Moines	Nbhd/Pocket	DM88/Z	Submarket	Central Business District Fringe
Appraiser	Mark Patterson, CAE, CCIM, ICA 515-286-3148				

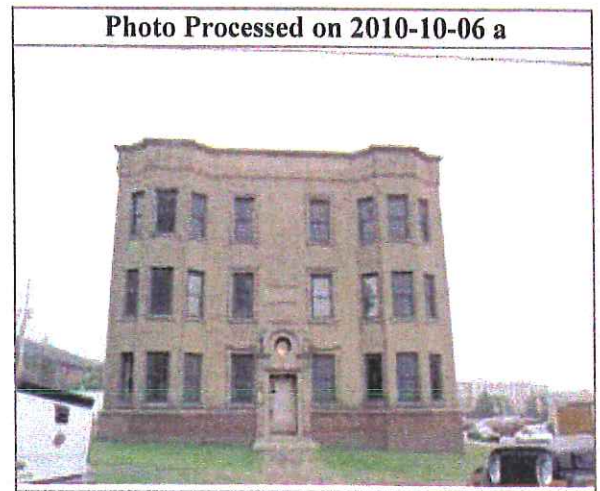
Map and Current Photos - 1 Record

Click on parcel to get a new listing

16TH ST

HIGH ST

[Bigger Map](#)
[Google Map](#) [Pictometry](#)



Historical Photos

Links and Info

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- [Treasurer Tax Stmt](#)
- [Treasurer Pay Taxes](#)
- [Area Map & Grid](#)
- [Similar Property Search](#)
- [Comparable Sales Search](#)
- [Statistics for Area](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MURILLO FLATS LLC	2011-04-22	13831/495

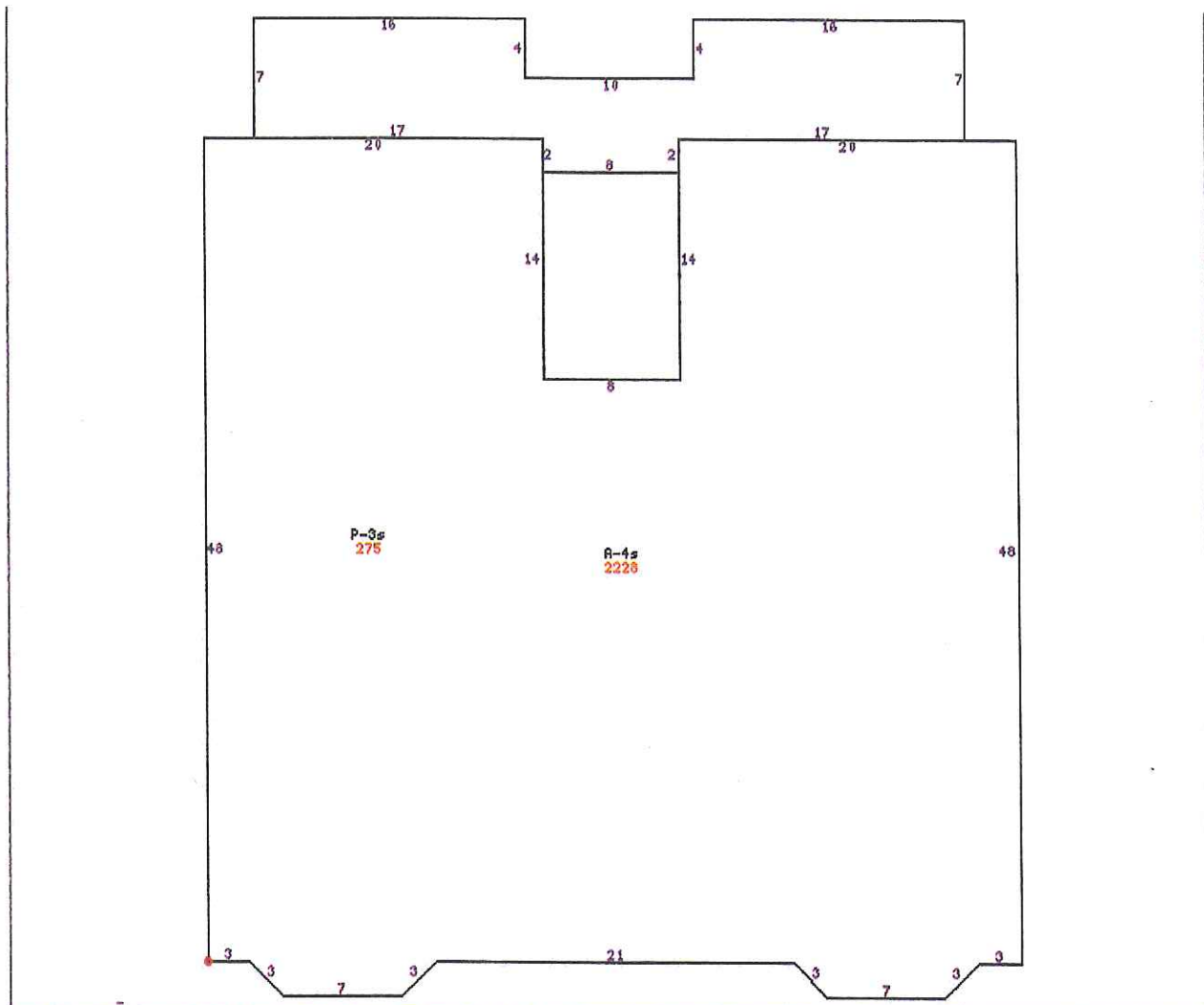
Legal Description and Mailing Address

LOTS 9 & 10 BLK E SUB DIV LT 6 OF 13.06 A PURSLEY ESTATE

MURILLO FLATS LLC
1312 LOCUST ST STE 300A
DES MOINES, IA 50309

Current Values					
Type	Class	Kind	Land	Bldg	Total
2016 Assessment Roll	Multi-Residential	Full	\$117,000	\$582,000	\$699,000
		Adj	\$117,000	\$0	\$117,000
2015 Value	Multi-Residential	Full	\$117,000	\$462,000	\$579,000
		Adj	\$117,000	\$0	\$117,000
Assessor Adjustments to Value					
<u>Urban Revitalization Plan 4A</u>	Multi-Residential	2010-2019	-\$0	-\$194,000	-\$194,000
<u>Urban Revitalization Plan 4A</u>	Multi-Residential	2012-2021	-\$0	-\$2,000	-\$2,000
<u>Urban Revitalization Plan 4A</u>	Multi-Residential	2013-2022	-\$0	-\$266,000	-\$266,000
<u>Urban Revitalization Plan 4A</u>	Multi-Residential	2016-2025	-\$0	-\$120,000	-\$120,000
Assessment Roll Notice					
Zoning - 1 Record					
Zoning	Description			SF	Assessor Zoning
C-2	General Retail and Highway Oriented Commercial District				Highway Commercial
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	17,424	Acres	0.400	Frontage	132.0
Depth	132.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		
Commercial Summary					
Occupancy	Apartment	Age, Weighted	1999	Total Story Height	4
Land Area	17,424	Gross Area	8,130	Finished Area	8,912
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	7
Primary Group	Apartment	Percent Primary Group	109.62	Percent Secondary Group	0.00
Grade, Weighted	3/Grade 3	Bldg Class, Weighted	2/Brick or Masonry	Condition, Weighted	AN/Above Normal
Ground Floor Area	2,228	Perimeter	232		
Commercial Sections - 1 Record					
Commercial Section #101					
Occupant	MURILLO APTS.				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Submerged	No	Exterior Wall	Brick on Masonry	Roof	Flat

Roof Material	Rubber Membrane	Covered Area	825	Covered Quality	Above Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	4
Frame Type	Frame	Bldg Class	Brick or Masonry	Total Section Area	8,130
Ground Floor Area	2,228	Perimeter	232	Total Number Units	7
Grade	3+10	Year Built	1903	Year Remodel	2011
Condition	Above Normal				
Misc Improve	Basement converted to garden level in 2015				
Comment	Unit 7 Garden level. 3BR 2BA				
Commercial Groups - 1 Record					
Commercial Group #101 1					
Use Code	Apartment	Base Story	1	Number Stories	3
Total Group Area	8,912	Base Floor Area	2,228	Number Units	7
Heating	Central	Air Conditioning	Yes	Exhaust System	No
Condition	Above Normal				
Comment	2015 added 7th unit garden level.				



Detached Structures - 2 Records

Detached Structure #101					
Occupancy	Fence	Construction Type	Chain Link	Measurement Code	Lineal Feet
Lineal Feet	124	Height	6	Grade	4
Year Built	1975	Condition	Normal		
Comment	age estimated				

Detached Structure #201					
Occupancy	Fence	Construction Type	Wrought Iron	Measurement Code	Lineal Feet
Lineal Feet	232	Height	5	Grade	3
Year Built	2014	Condition	Normal		

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
KASER, PHILLIP L	MURILLO FLATS, LLC	<u>2011-04-21</u>	\$175,000	Deed	<u>13831/495</u> ¹³

Permits - 11 Records				
Year	Type	Permit Status	Application	Description
Current	Permit	Complete	2015-03-03	addition/air conditioning
Current	Permit	Complete	2014-12-12	alterations/basement finish
2015	Permit	Pass	2014-12-12	alterations/basement finish
2015	Permit	No Add	2014-08-18	addition/fence
2013	Permit	Complete	2011-12-12	addition/deck
2012	Permit	Partial	2011-12-12	addition/deck
2012	Permit	Complete	2011-08-25	moved in/building
2012	Permit	Complete	2008-02-29	moved in/building
2011	Permit	Partial	2008-02-29	moved in/building
2010	Permit	Partial	2008-02-29	moved in/building
2009	Permit	Partial	2008-02-29	moved in/building

Historical Values						
Yr	Type	Class	Kind	Land	Bldg	Total
2015	Assessment Roll	Multi-Residential	Full	\$117,000	\$462,000	\$579,000
			Adj	\$117,000	\$0	\$117,000
2013	Board Action	Commercial Multiple	Full	\$117,000	\$462,000	\$579,000
			Adj	\$117,000	\$0	\$117,000
2013	Assessment Roll	Commercial Multiple	Full	\$117,000	\$462,000	\$579,000
			Adj	\$117,000	\$0	\$117,000
2012	Assessment Roll	Commercial Multiple	Full	\$117,000	\$196,000	\$313,000
			Adj	\$117,000	\$0	\$117,000
2011	Assessment Roll	Commercial	Full	\$164,000	\$124,000	\$288,000
			Adj	\$164,000	\$0	\$164,000
2010	Correction	Commercial	Full	\$187,000	\$194,000	\$381,000
			Adj	\$187,000	\$0	\$187,000
2010	Assessment Roll	Commercial	Full	\$187,000	\$194,000	\$381,000
			Adj	\$187,000	\$43,000	\$230,000
2009	Assessment Roll	Commercial	Full	\$187,000	\$43,000	\$230,000

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Murillo Flats

From Wikipedia, the free encyclopedia

Coordinates : 41°35′14″N 93°38′20″W﻿ / ﻿41.58722°N 93.63889°W﻿ / 41.58722; -93.63889

Murillo Flats is a three story, formerly seven unit brick apartment building in Des Moines, Iowa. Built in 1903, it was originally located at 531-533 14th at the intersection with High Street in the downtown area of the city. On March 1, 2008, in the largest relocation project scheduled for that year and an event covered by both local & national media, the 705-ton building was moved to a new location so that it could be preserved. It was listed on the National Register of Historic Places in 2009.

Contents [hide]
1 History
2 Move to 16th & High Street
2.1 Background
2.2 Preparations
2.3 The Move
3 Future
4 References

History [edit]


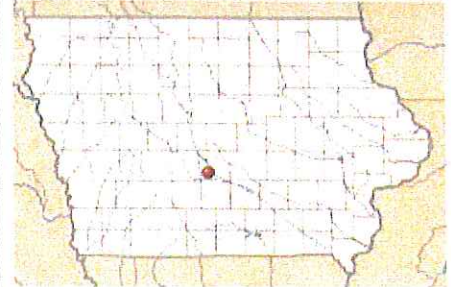
Previous owners of the building included sisters Florence and Helen Wyse from the 1920s through the 1990s and Gary Bowen, who had been trying for several years to sell condominiums prior to the building being purchased by Wellmark Blue Cross & Blue Shield.^{[2][3]}

Move to 16th & High Street [edit]

Background [edit]

On September 15, 2007 Wellmark Blue Cross & Blue Shield announced plans to build a new company headquarters on three city blocks (6.5 acres) in downtown Des Moines. The land purchased by Wellmark contained several existing buildings, including a row home built in 1880 and the Murillo Building. These two were identified for preservation, and Wellmark indicated that

Murillo Flats
U.S. National Register of Historic Places

Location	611 16th St. Des Moines, Iowa
Coordinates	41°35′14″N 93°38′20″W﻿ / ﻿41.58722°N 93.63889°W﻿ / 41.58722; -93.63889
Built	1905
Architectural style	Classical Revival
NRHP Reference #	09000404 [? ^[1]
Added to NRHP	June 9, 2009

they would give away the buildings on the condition that they were moved from the site by March 2008. Rob McCammon worked on the plan to relocate the buildings, with Phil Kaser agreeing to finance the Murillo Building move. Wellmark gave Kaser the building, along with a portion of the money saved from not having to demolish it. Kinter Construction was hired as the general contractor for both moves, who in turn brought in Patterson Structural Movers of Washington, Iowa to work on the Murillo.^{[3][4][5]}

Preparations [edit]

Preparations for the move took 17 days. The building was cut from its foundation using water-lubricated chain saws, then raised using hydraulic equipment before finally being placed upon dollies with a total of 192 wheels, each of which was individually powered and could be turned 90 degrees in order to move a different direction without having to turn the entire building. Power lines were also moved along the planned route to accommodate the building's size.^{[3][5][6][7]}

The Move [edit]

The building was to move three blocks along High Street to its new location. Due to concerns that the weight of the building may damage sewer pipes running under the street, Des Moines city officials wanted the relocation to occur during daylight hours on a Saturday. March 1 was the last day that the move could take place, otherwise Wellmark would have demolished the building. The relocation effort began just after dawn, but due to warming temperatures and melting snow the building could not initially be moved as the wheels stuck in the mud. The building eventually rolled onto High Street with the aid of two heavy-duty tow trucks from Hanifen Towing in Des Moines, but this part of the operation took more than four hours instead of the expected one. By Saturday evening the building was located on the street next to its final destination, and on March 2 was positioned over a hole dug in the lot where the new foundations will be built. The entire event was recorded on 9 cameras by Windfall Films for their *Monster Moves* show, which is broadcast in the United States on the Discovery Channel and National Geographic Channel (under the names *Mega Moves & Impossible Moves*). The Murillo move features in episode 5 of the third season ("Historic Hulks")^{[3][8][9][10][11]} It is currently being shown on "Massive Moves" on the DIY network. [1][?]

Future [edit]

Phil Kaser indicated that he intends to rent the apartments once the move has been completed, and possibly sell them as condominiums in the future.^[3]

References [edit]

- ↑ Staff (2009-03-13). "National Register Information System"[?]. *National Register of Historic Places*. National Park Service.
- ↑ "Court of Appeals of Iowa - State of Iowa vs. Stephen Blumberg"[?]. *findlaw.com*. 1999-12-17. Retrieved 2008-03-16.
- ↑ ^{*a*} ^{*b*} ^{*c*} ^{*d*} ^{*e*} Elbert, David (2008-02-20). "Elbert: Two century-old buildings ready for their big trip"[?]. *Des Moines Register*. Retrieved 2008-03-16.^{*dead link*}

4. ^ "Wellmark to Build Headquarters in Downtown Des Moines" ↗. Wellmark Blue Cross & Blue Shield. 2007-09-15. Retrieved 2008-03-16.
5. ^ ^a ^b "Historic Buildings To Make Weekend Move" ↗. MSNBC.com. 2008-02-29. Archived from the original ↗ on October 23, 2012. Retrieved 2008-03-16.
6. ^ "Crews Move 705-Ton Downtown Building" ↗. KCCI.com. 2008-02-29. Retrieved 2008-03-16.
7. ^ "Moving the Murillo and Henshie-Briggs Row House" ↗. absoluteds.com. 2008-03-02. Retrieved 2008-03-16.
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Lists by insular areas	American Samoa · Guam · Minor Outlying Islands · Northern Mariana Islands · Puerto Rico · Virgin Islands	
Lists by associated states	Federated States of Micronesia · Marshall Islands · Palau	
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Categories: Buildings and structures completed in 1903

- Apartment buildings in Des Moines, Iowa
- Relocated buildings and structures in Iowa
- National Register of Historic Places in Des Moines, Iowa
- Apartment buildings on the National Register of Historic Places in Iowa
- Neoclassical architecture in Iowa

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