



Roll Call Number

Agenda Item Number

63 D

Date June 13, 2022

ABATEMENT OF PUBLIC NUISANCE AT 1112 FREMONT STREET

WHEREAS, the property located at 1112 Fremont Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Michael R. McGlothlin, was notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 4 and the West 1/2 of Lot 5 in Block 10 in STEWART'S ADDITION TO THE CITY OF DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1112 Fremont 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 garage structure.

Moved by _____ to adopt.

Second by _____

FORM APPROVED:

Judy K. Parks-Kruse
Judy K. Parks-Kruse, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, Laura Baumgartner acting 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

63D



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

Case Number: NUIS-2022-000056	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 02/28/2022
	Date of Notice: 03/11/2022
Date of Inspection: 02/28/2022	

MICHAEL R MC GLOTHLIN
1112 FREMONT ST
DES MOINES IA 50316

Address of Property: 1112 FREMONT ST, DES MOINES IA 50316
Parcel Number: 782403202021
Legal Description: LOT 4 & W 1/2 LOT 5 BLK 10 STEWARTS ADDITION

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	GARAGE THROUGHOUT	04/19/2022

Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.

60-192(3) - Dangerous Structure or Premise
- Damaged

GARAGE THROUGHOUT

04/19/2022

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.

*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.

*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.

*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

*OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

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

*REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

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

GARAGE THROUGHOUT

04/19/2022

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

60-192(9) - Dangerous Structure or Premise
- Unsanitary, Unfit for Habitation

GARAGE THROUGHOUT

04/19/2022

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.

60-194 - Defacing and Removing Placard

Replace or restore defaced or removed placard.

04/19/2022

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,

Respectfully,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org

Polk County Assessor

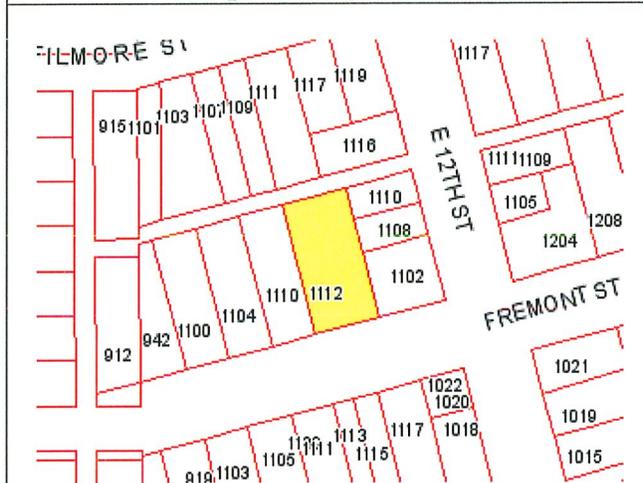
111 Court Avenue #195
Des Moines, IA 50309-0904

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

Location					
Address	1112 FREMONT ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/04401-000-000	Geoparcels	7824-03-202-021	Status	Active
School	Des Moines	Nbhd/Pocket	DM87/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Joseph Peterson 515-286-3011		

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 2018-01-05 a



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MC GLOTHLIN, MICHAEL R	2011-02-22	13776/872

Legal Description and Mailing Address

LOT 4 & W 1/2 LOT 5 BLK 10 STEWARTS ADDITION	MICHAEL R MC GLOTHLIN 1112 FREMONT ST DES MOINES, IA 50316-2942
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$14,000	\$56,200	\$70,200

[Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	MC GLOTHLIN, MICHAEL	Application #202572
2021 Military Exemption	MC GLOTHLIN, MICHAEL	Vietnam Application #84407

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
NX1	NX1 Neighborhood Mix District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

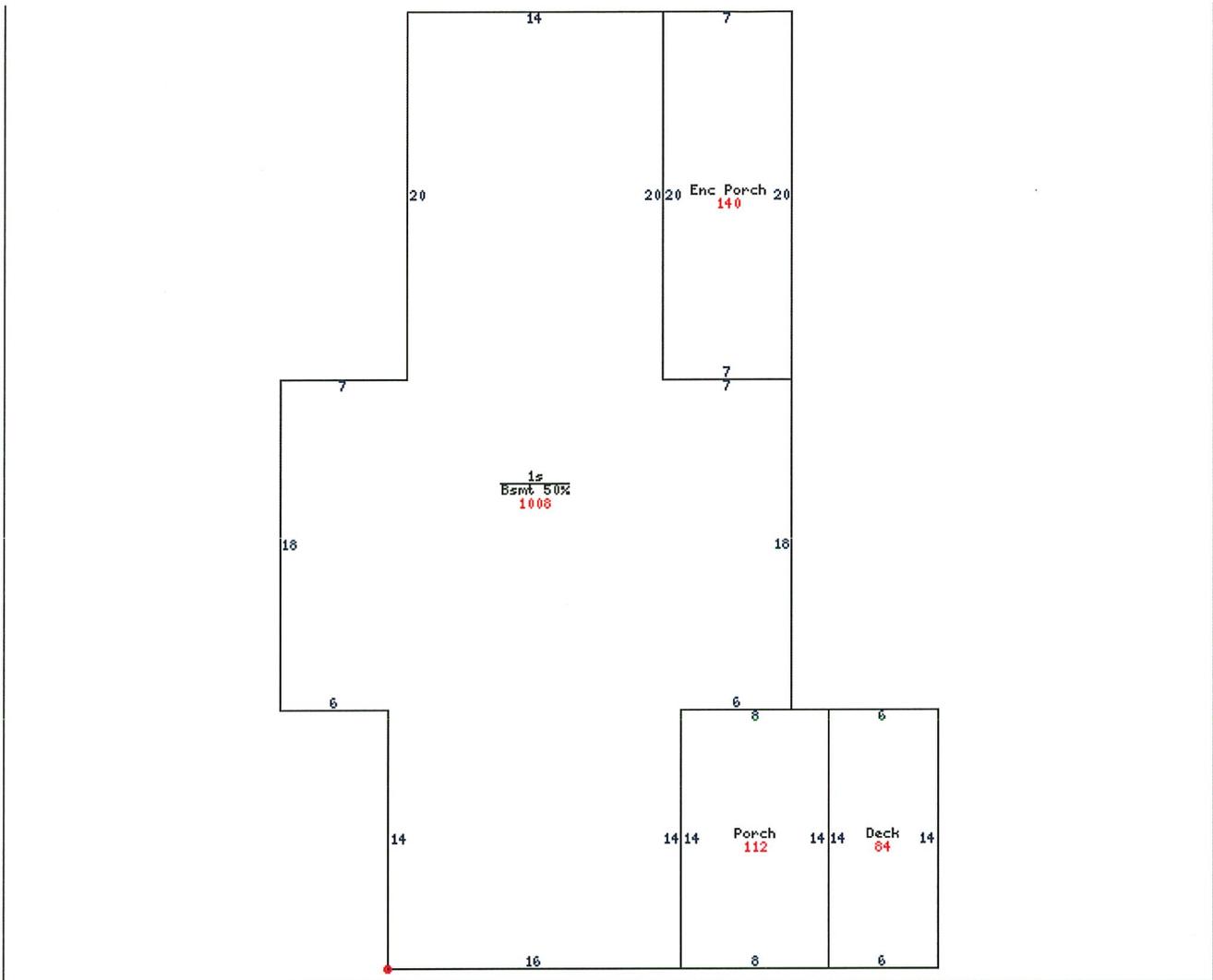
Land

Square Feet	11,250	Acres	0.258	Frontage	75.0
Depth	150.0	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	1890	Number Families	1	Grade	4-05
Condition	Below Normal	Total Square Foot Living Area	1008	Main Living Area	1008
Basement Area	504	Open Porch Area	112	Enclosed Porch Area	140
Deck Area	84	Foundation	Brick	Exterior Wall Type	Asbestos
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning Rooms	0	Number Bathrooms	1	Bedrooms	2
	5				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code		Dimensions	
Measure 1	20	Measure 2	20	Story Height			1
Grade	4	Year Built	1985	Condition			Below Normal

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
TORSKY, CHARLES J.	HEWITT, RUTH A.	1989-04-14	\$23,000	Deed	6100/317

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2001	Permit	No Add	2000-08-04	Alterations	DECK

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$14,000	\$56,200	\$70,200
2019	Assessment Roll	Residential	Full	\$12,300	\$49,400	\$61,700

Yr	Type	Class	Kind	Land	Bldg	Total
2017	Assessment Roll	Residential	Full	\$11,600	\$47,100	\$58,700
2015	Assessment Roll	Residential	Full	\$10,900	\$45,100	\$56,000
2013	Assessment Roll	Residential	Full	\$11,400	\$47,400	\$58,800
2011	Assessment Roll	Residential	Full	\$11,400	\$47,300	\$58,700
2009	Assessment Roll	Residential	Full	\$10,600	\$42,700	\$53,300
2007	Assessment Roll	Residential	Full	\$10,300	\$41,200	\$51,500
2005	Assessment Roll	Residential	Full	\$10,600	\$45,200	\$55,800
2003	Assessment Roll	Residential	Full	\$9,400	\$39,660	\$49,060
2001	Assessment Roll	Residential	Full	\$10,360	\$33,000	\$43,360
1999	Assessment Roll	Residential	Full	\$10,580	\$24,020	\$34,600
1997	Assessment Roll	Residential	Full	\$9,180	\$20,830	\$30,010
1995	Assessment Roll	Residential	Full	\$8,640	\$19,600	\$28,240
1993	Assessment Roll	Residential	Full	\$7,940	\$18,020	\$25,960
1991	Assessment Roll	Residential	Full	\$7,940	\$15,580	\$23,520
1989	Assessment Roll	Residential	Full	\$7,940	\$15,360	\$23,300

This template was last modified on Thu Jun 3 19:39:49 2021 .

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Network: May 6, 2022 at 10:00:24 AM CDT
Des Moines

05-06-2022 10:00 AM

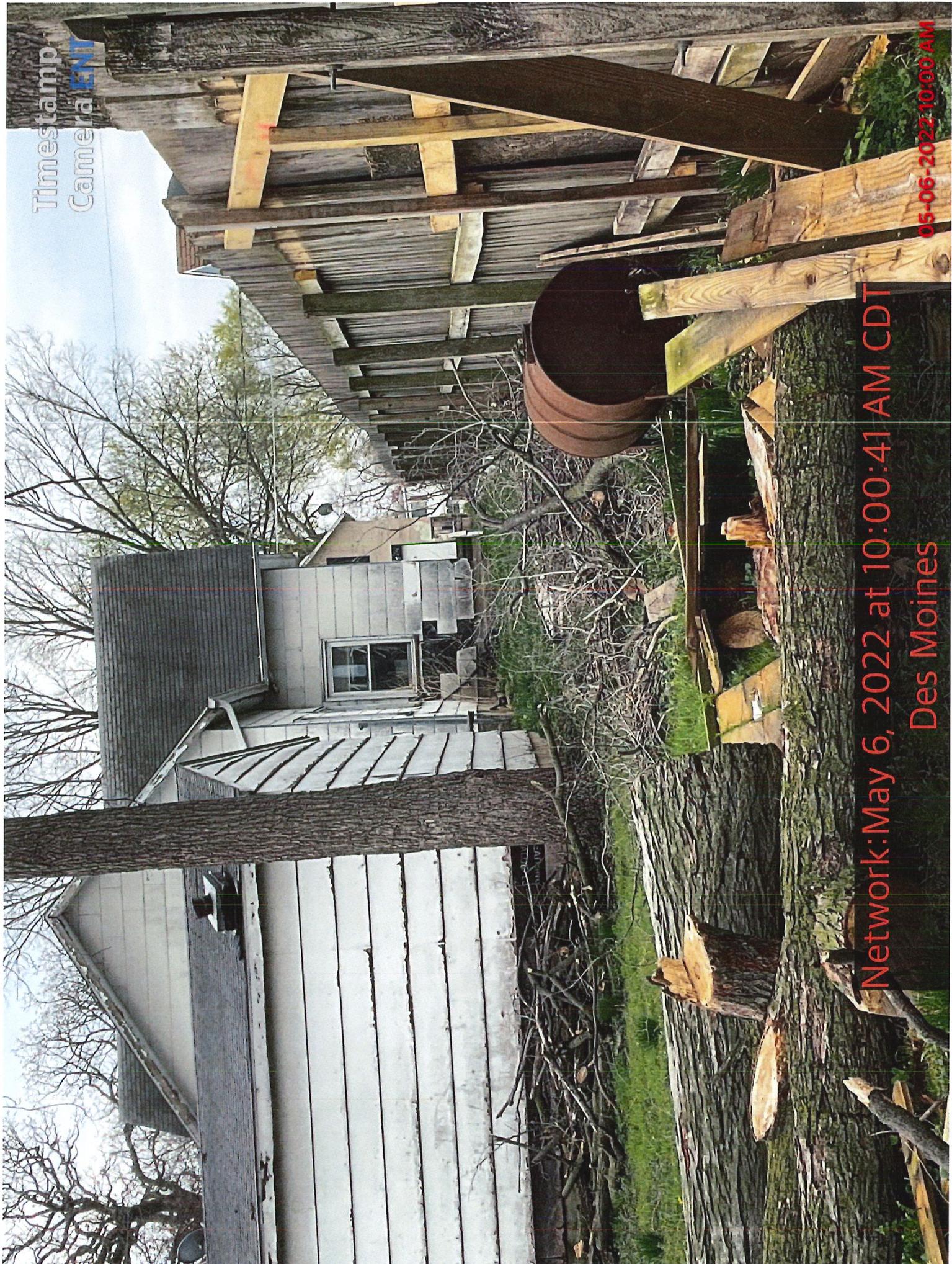


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Des Moines

05-06-2022 10:00 AM

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