



**Roll Call Number**

Agenda Item Number  
**BDH**

Date November 19, 2012

WHEREAS, the property located at 1600 Capitol Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged church structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Lighthouse Missionary Baptist Church was notified more than thirty days ago to repair or demolish the 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The fire-damaged church structure on the real estate legally described as Lot 1 Blk 59 STEWARTS ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1600 Capitol Avenue, 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 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 church structure.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

**CERTIFICATE**

I, DIANE RAUH, 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.

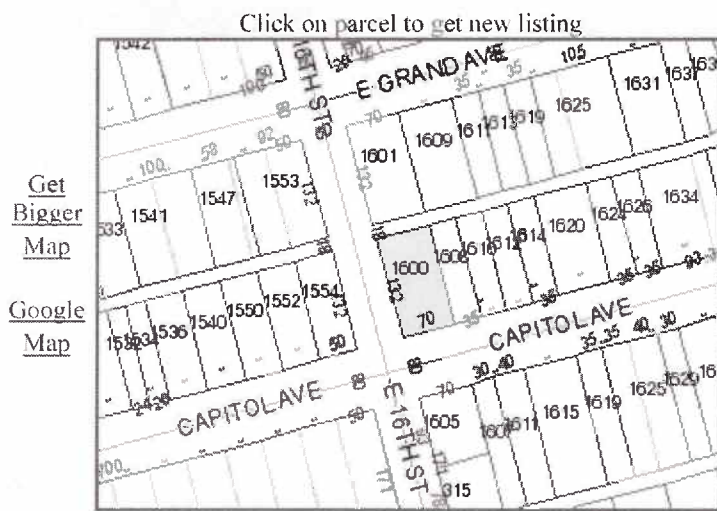
\_\_\_\_\_ City Clerk



**Polk County Assessor**

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/05505-000-000	7824-02-176-015	0381	DM15/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
I/Des Moines					
Street Address			City State Zipcode		
<b>1600 CAPITOL AVE</b>			DES MOINES IA 50316-3502		



Approximate date of photo 06/05/2012

Mailing Address
LIGHTHOUSE MISSNARY BAPTIST CH 1600 CAPITOL AVE DES MOINES, IA 50316-3502

Legal Description
LOT 1 BLK 59 STEWARTS ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	LIGHTHOUSE MISSNARY BAPTIST CH	1996-03-14	7358/35	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial Exempt	Full	13,600	38,900	0	52,500
		Adj	0	0	0	0
<b>Exemption</b>	A1/Religious Churches	F/Full	13,600	38,900	0	Year 1983

[Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)



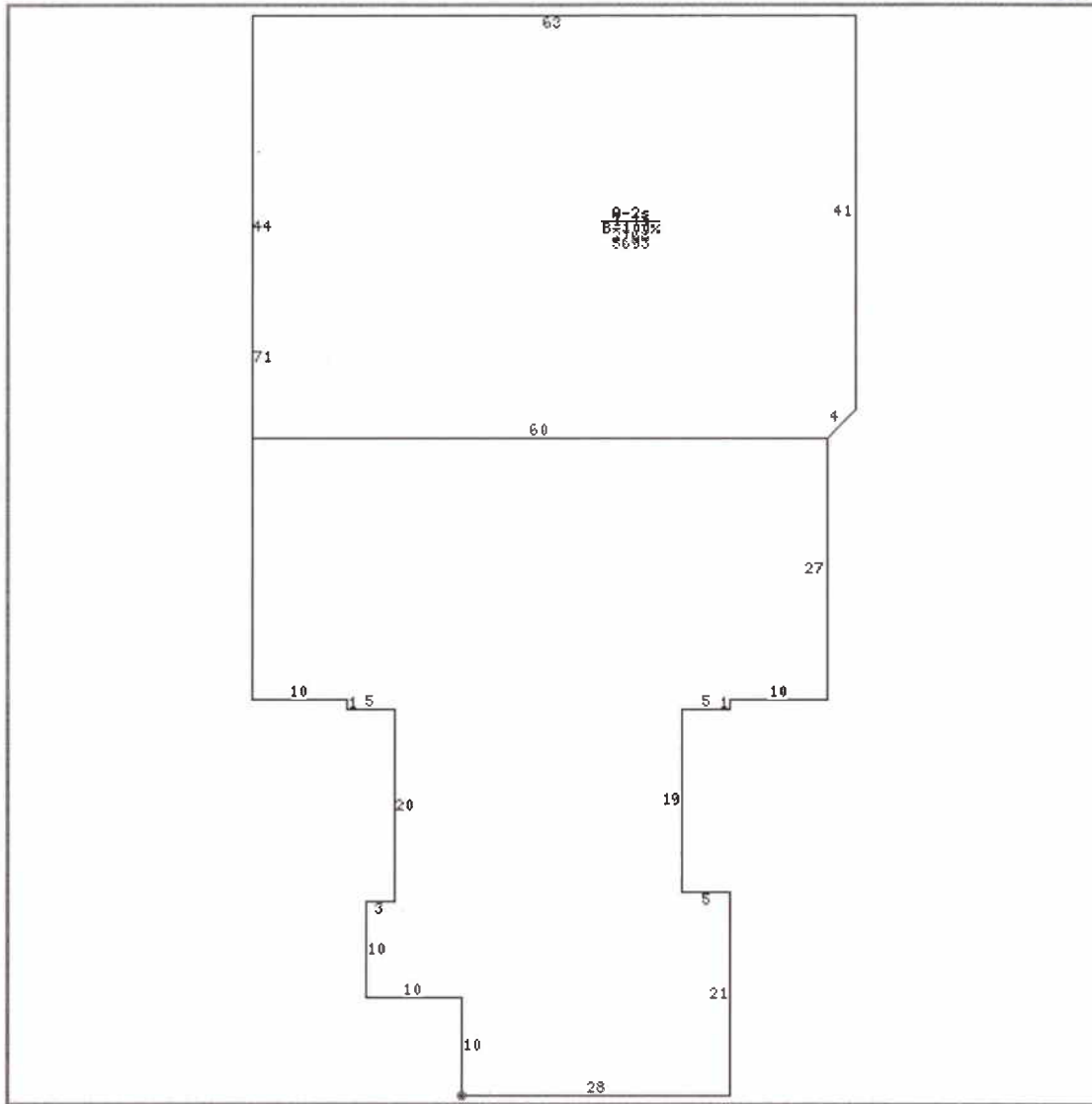
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

**Source:** City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

Land					
SQUARE FEET	9,240	FRONTAGE	70.0	DEPTH	132.0
ACRES	0.212	SHAPE	RC/Rectangle	TOPOGRAPHY	B/Blank

Commercial Summary					
OCCUPANCY	53/Church	WEIGHTED AGE	1888	STORY HEIGHT	2
LAND AREA	9,240	GROSS AREA	8,459	FINISH AREA	8,459
BSMT UNFIN	5,692	BSMT FINISH	2,767	NUMBER UNITS	1

Csection # 101					
OCCUPANT	LIGHTHOUSE FULL GOSPEL BAPTIST CHURCH				
SECT MULTIPL	1	OCCUPANCY	53/Church	FOUNDATION	BS/Brick Stone
EXT WALL	BM/Brick on Masonry	ROOF	G/Gable	ROOF MATERL	S/Shingle
WIRING	A/Adequate	PLUMBING	A/Adequate	EXT BTHROOM	1
EXT SINK	1	TOTAL ST HT	2	FRAME TYPE	FR/Frame
FIREPRF CNST	N/No	BLDG CLASS	2/Brick or Masonry	TOT SCT AREA	14,151
GRND FL AREA	5,692	PERIMETER	367	GRADE	4
GRADE ADJUST	+00	YEAR BUILT	1888	CONDITION	VP/Very Poor
COMMENT	I=2ST BR/BSMT W/KITCH, HALL, FIN BSMT, &				
COMMENT	UPPER LEVEL QTRS				



Cgroup # 101 1					
USE CODE	520/Church	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	2,925	BASE FL AREA	2,925	HEATING	C/Central
AIR COND	Y	EXHAUST SYS	N/No		

Cgroup # 101 2					
USE CODE	520/Church	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	2,767	BASE FL AREA	2,767	HEATING	C/Central





<b>AIR COND</b>	N	<b>EXHAUST SYS</b>	N/No
<b>COMMENT</b>	KITCHEN/CHURCH HALL		

<b>Cgroup # 101 3</b>					
<b>USE CODE</b>	100/Apartment	<b>BASE STORY</b>	2	<b>NUM STORIES</b>	1
<b>TOT GRP AREA</b>	2,767	<b>BASE FL AREA</b>	2,767	<b>NUMBER UNITS</b>	1
<b>HEATING</b>	C/Central	<b>AIR COND</b>	N	<b>EXHAUST SYS</b>	N/No
<b>COMMENT</b>	3 BEDRM LIVING QTRS BEING REMOD 5/94				

<b>Cgroup # 101 5</b>					
<b>USE CODE</b>	005/Basement Entire	<b>NUM STORIES</b>	1	<b>TOT GRP AREA</b>	5,692
<b>BASE FL AREA</b>	5,692	<b>HEATING</b>	N/None	<b>AIR COND</b>	N
<b>GRADE ADJUST</b>	-20	<b>EXHAUST SYS</b>	N/No		
<b>COMMENT</b>	PT DUGOUT ONLY				

<b>Cgroup # 101 6</b>					
<b>USE CODE</b>	004/Basement Finished	<b>NUM STORIES</b>	1	<b>TOT GRP AREA</b>	2,767
<b>BASE FL AREA</b>	2,767	<b>HEATING</b>	C/Central	<b>AIR COND</b>	N
<b>EXHAUST SYS</b>	N/No				

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
MT HEBRON MISSIONARY BAPTIST CHURCH	LIGHT HOUSE MISSIONARY BAPTIST CHURCH	<u>1994-04-01</u>	27,000	C/Contract	6991/411

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2011	<u>Assessment Roll</u>	Commercial Exempt	Full	13,600	38,900	0	52,500
			Adj	0	0	0	0
2009	<u>Assessment Roll</u>	Commercial Exempt	Full	13,600	41,500	0	55,100

**BDH** 1

			Adj	0	0	0	0
2007	<u>Assessment Roll</u>	Commercial Exempt	Full	13,600	41,500	0	55,100
			Adj	0	0	0	0
2005	<u>Assessment Roll</u>	Commercial Exempt	Full	12,400	40,300	0	52,700
			Adj	0	0	0	0
2003	<u>Assessment Roll</u>	Commercial Exempt	Full	10,800	37,700	0	48,500
			Adj	0	0	0	0
2001	<u>Assessment Roll</u>	Commercial Exempt	Full	10,160	35,600	0	45,760
			Adj	0	0	0	0
1999	<u>Assessment Roll</u>	Commercial Exempt	Full	12,500	35,600	0	48,100
			Adj	0	0	0	0
1995	<u>Assessment Roll</u>	Commercial Exempt	Full	12,100	34,600	0	46,700
			Adj	0	0	0	0
1994	Board Action	Commercial Exempt	Full	11,550	32,990	0	44,540
			Adj	0	0	0	0
1994	Was Prior Year	Commercial Exempt	Full	11,550	236,390	0	247,940
			Adj	0	0	0	0

[email this page](#)

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Room 195, 111 Court Avenue, Des Moines, IA 50309  
 Phone 515 286-3140 / Fax 515 286-3386  
[polkweb@iassess.co.polk.ia.us](mailto:polkweb@iassess.co.polk.ia.us)



**PUBLIC NUISANCE  
NOTICE OF INSPECTION  
PERMIT AND DEVELOPMENT CENTER  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF DES MOINES, IOWA**

**BDH**

**DATE OF NOTICE: August 31, 2012**

**DATE OF INSPECTION: August 27, 2012**

**CASE NUMBER: COD2012-05068**

<b>LEGAL INTEREST HOLDERS:</b>	
<b>Registered Agent</b>	REV DAVID REASBY 1800 ALLISON AVE DES MOINES, IA 50314
<b>Title Holder</b>	LIGHTHOUSE MISSIONARY BAPTIST CH 1600 CAPITOL AVE DES MOINES, IA 50316-3502

**PROPERTY ADDRESS:** 1600 CAPITOL AVE  
**LEGAL DESCRIPTION:** LOT 1 BLK 59 STEWARTS ADDITION

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 structure currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the structure will be placarded as unsafe to occupy pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, 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. In accordance with Chapter 26-277 of Des Moines Municipal code, this structure is deemed unsafe, and creates a public nuisance threatening to the health and safety of the public.

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. Failure to correct these violations will result in legal action. The violations noted must be corrected within **30 days** from the date of this notice. Permits must be obtained from this department prior to commencing any repairs or demolition. Inspections must be requested and approved in accordance with the code and our policies.

**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.**

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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 283-4200. **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 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 an agreement voluntarily authorizing the City to do so. However, you will be responsible for all costs associated with the abatement of the public nuisance. The City may seek a personal judgment against you for the costs of removal and assess those costs against the property.

**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 Polk county Recorder's Office, shall likewise be furnished to the Permit and Development Center.**

\\CDMA

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



Jeff E. Van Maanen  
BUILDING INSPECTOR  
Permit and Development Center

DATE MAILED: 8/31/2012

MAILED BY: JEV

\\CDMA

\\CDMA



**Areas that need attention:** 1600 CAPITOL AVE

<b>ID/Entered:</b> 2012/08/27 12:33:27.6750	<b>Complied:</b>
<b>Component:</b>	<b>Defect:</b>
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	
<b>ID/Entered:</b> 2012/08/27 12:30:46.3680	<b>Complied:</b>
<b>Component:</b> Electrical System	<b>Defect:</b> Fire damaged
<b>Requirement:</b>	<b>Location:</b> Throughout
<b>Comments:</b>	
<b>ID/Entered:</b> 2012/08/27 12:32:29.6580	<b>Complied:</b>
<b>Component:</b> Exterior Walls	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Engineering Report	<b>Location:</b> Throughout
<b>Comments:</b> Exterior walls damaged throughout by fire. Reconstruction will require structural evaluation and design for repairs.	
<b>ID/Entered:</b> 2012/08/27 12:27:36.4500	<b>Complied:</b>
<b>Component:</b> Floor Joists/Beams	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Engineering Report	<b>Location:</b> Throughout
<b>Comments:</b> Any floor systems will require extensive repair.	
<b>ID/Entered:</b> 2012/08/27 12:29:43.9310	<b>Complied:</b>
<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Engineering Report	<b>Location:</b> Throughout
<b>Comments:</b> Interior walls damaged throughout by fire.	
<b>ID/Entered:</b> 2012/08/27 12:32:07.3410	<b>Complied:</b>
<b>Component:</b> Mechanical System	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Compliance, Uniform Mechanics Code	<b>Location:</b> Throughout
<b>Comments:</b>	
<b>ID/Entered:</b> 2012/08/27 12:31:41.8230	<b>Complied:</b>
<b>Component:</b> Plumbing System	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Compliance with Uniform Plumbing Code	<b>Location:</b> Throughout
<b>Comments:</b>	
<b>ID/Entered:</b> 2012/08/27 12:26:06.9060	<b>Complied:</b>
<b>Component:</b> Roof	<b>Defect:</b> Collapsed
<b>Requirement:</b> Compliance with International Building Co	<b>Location:</b> Throughout
<b>Comments:</b> Roof is collapsed and has sustained severe fire damage. Entire roof structure will need to be replaced.	

BDH



1600 CAPITOL AVENUE



10-15-12  
911



BDH



1600 Capitol Avenue



10-15-12  
gr