

June 20, 2003

Kingsway Cathedral
Attn: Rev. David Brown, Pastor
Rev. William O. Jenkins, Registered Agent
901 19th Street
Des Moines, IA 50314

Re: Kingsway Cathedral
901 19th Street

Dear Reverend Brown/ Rev. Jenkins:

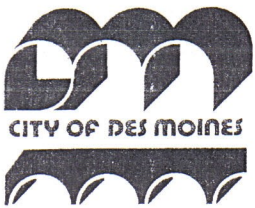
With the recent removal of the cross from the roof of the bell tower, this office believes that one of the more significant hazards outlined in your engineers report of March 6, 2003 has been addressed.

With a goal of re-occupancy of both the public way and the interior of the building in mind, this office would like to revisit the remaining conditions as outlined in the report.

The distance established for fencing the site was based on the height of the structure, with the fence located not less than $\frac{1}{4}$ of the height of the structure from the wall. With the cross removed, it may be possible to reduce the amount of fencing necessary in the public way in the vicinity of the bell tower, thus reducing the cost of your required obstruction permits. In order to reduce the obstructed area, a revised site plan and height information must be submitted.

Of those items listed as significant or dangerous, those issues associated with damaged exterior masonry walls are concerns from an exterior public safety standpoint. This includes damaged, bowed, or bulging masonry exterior walls and parapets where the stability of the wall is in question. When repair of these exterior elements is completed, the exterior fence may be removed, and the public way reoccupied. Until that time, a current obstruction permit must be maintained. The original permit has expired, and must be renewed.

Of those items deemed significant from an interior safety standpoint, the cracked, loose or separated plaster, damaged or loosened glass, and loosened guardrails appear to be the hazards that must be addressed. Repair or replacement of these elements, along with the repair of the exterior elements, would allow re-occupancy of the church interior. A permit is required for repair or replacement, and appropriate plans and construction documents showing code conformance will be necessary.



PERMIT AND
DEVELOPMENT CENTER
ARMORY BUILDING
602 EAST FIRST STREET
DES MOINES, IOWA 50309-1881
(515) 283-4200

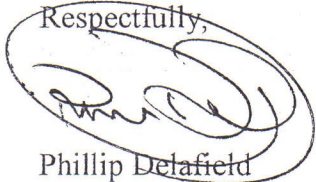
ALL-AMERICAN CITY 1949, 1976, 1981

Kingsway Cathedral
June 20, 2003
Page two of two

Your engineer has indicated that the balcony framing has suffered from shrinkage, and appears to be otherwise structurally sound. Based on his assessment, it is no longer an issue.

This office remains concerned about the continued deterioration of this building. We are interested in seeing this structure repaired in such a manner that it can be reoccupied and continue to function as a safe and viable facility in our community. In the event repairs are not commenced in the near future, and this building continues to demonstrate additional signs of deterioration, the matter of abating a public nuisance may need to be addressed. If there are any questions with regards to what measures need to be completed to restore occupancy, please contact me. My phone is 515-283-4239.

Respectfully,

A handwritten signature in black ink, appearing to read "Phillip Delafield", is enclosed within a hand-drawn oval. The signature is written in a cursive style.

Phillip Delafield
Deputy Building Official

Cc: Mark Godwin
James W. Johnson
✓ File

Deputy City Attorney
Permit and Development Administrator
COD2003-00849