



Roll Call Number

Agenda Item Number

50A

Date August 3, 2026

ABATEMENT OF PUBLIC NUISANCE AT 1817 COLLEGE AVENUE

WHEREAS, the property located at 1817 College Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Anthony D. Lewis, was notified more than thirty days ago to repair or demolish the main 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 main structure on the real estate legally described as The East 42 feet and 8 inches of the South 140 feet of Lot 35 in NORTH WASHINGTON PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1817 College 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(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 structure.

Moved by to adopt.
Second by

FORM APPROVED:

[Signature of Marcus L. Coleman]

Marcus L. Coleman, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, BARRON, WESTERGAARD, MANDELBAUM, GATTO, and TOTAL.

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

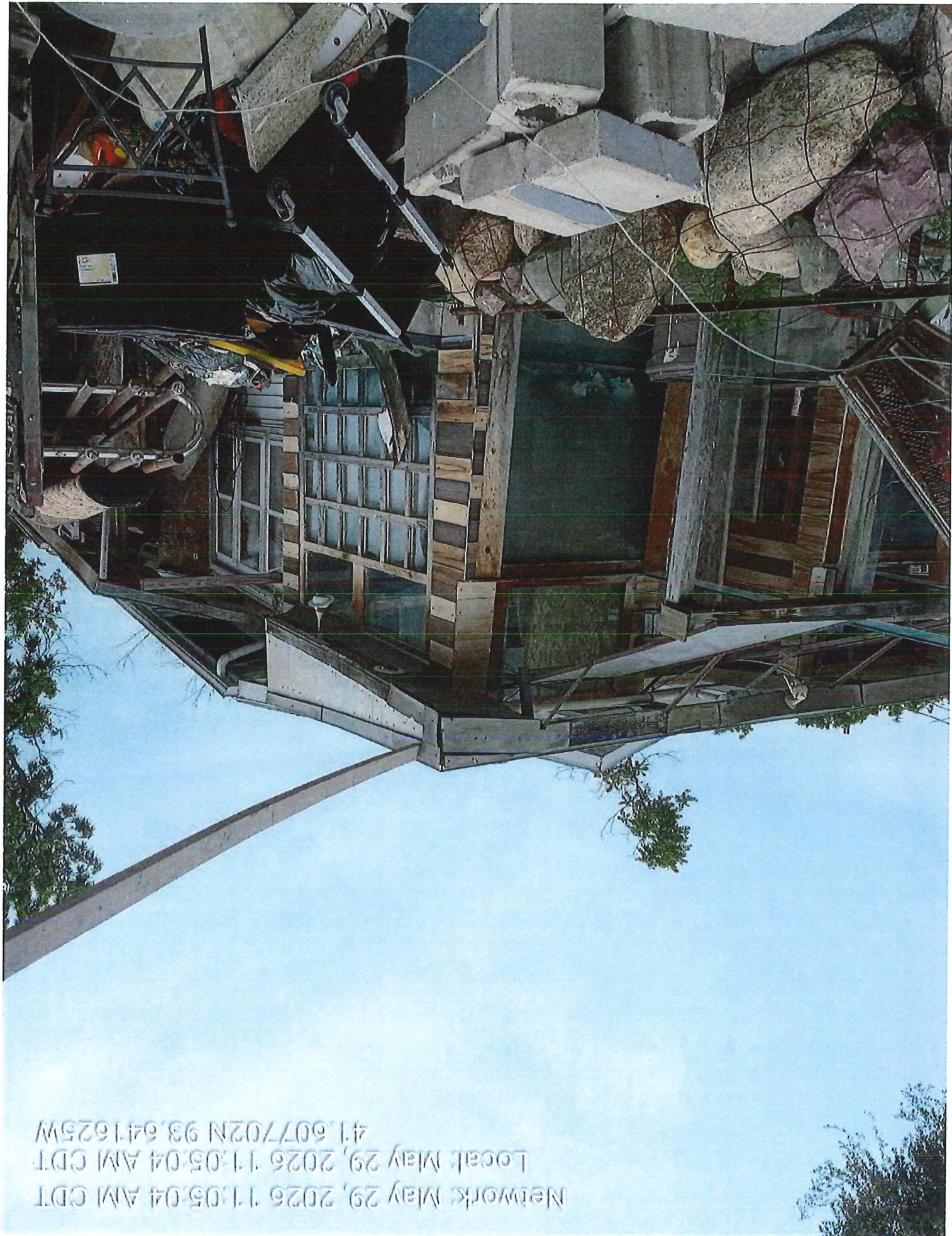
I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

Network: May 29, 2026 11:06:08 AM CDT
Local: May 29, 2026 11:06:08 AM CDT
41.607948N 93.642133W





Network: May 29, 2026 11:05:04 AM CDT
Local: May 29, 2026 11:05:04 AM CDT
41.607702N 93.641625W

Network: May 29, 2026 11:05:07 AM CDT
Local: May 29, 2026 11:05:07 AM CDT
41.607723N 93.641682W



Network: May 29, 2026 11:05:58 AM CDT
Local: May 29, 2026 11:05:58 AM CDT
41.608017N 93.642158W



Network: May 29, 2026 11:04:45 AM CDT
Local: May 29, 2026 11:04:45 AM CDT
41.607630N 93.641867W



7/23/26, 11:02 AM

Polk County Assessor 080/04949-000-000

Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1817 COLLEGE AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/04949-000-000	Geoparcel	7924-33-280-024	Status	Active
School	Des Moines	Nblhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	Northwest Des Moines	Appraiser	Joseph Peterson, 515-286-3011		

Map and Current Photos - 1 RecordUse Cyclomedia Panorama - ☒

Click on parcel to get a new listing

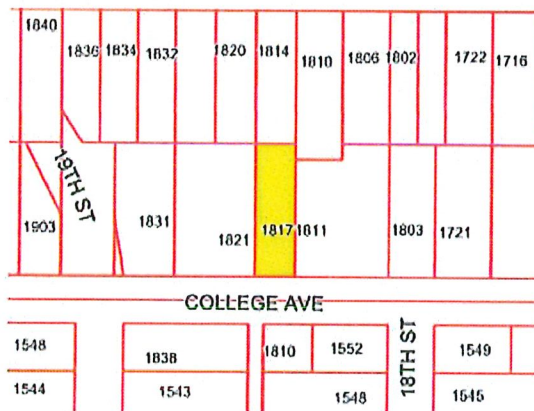

[Bigger Map](#) [County GIS](#) [Auditor](#)
[Google Map](#) [Pictometry](#)

Photo Processed on photodate=2024-04-01 label=a



792433280024 4/22/2024

[Historical Photos](#)**Ownership - 1 Record**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LEWIS, ANTHONY D	2003-01-06	9554/337

Legal Links For Subdivisions, Condominiums, and Plats of Survey[NORTH WASHINGTON PLACE](#)**Legal Description and Mailing Address**

E 1/3 S 1/2 LOT 35 NORTH WASHINGTON PLACE	ANTHONY D LEWIS 1817 COLLEGE AVE DES MOINES, IA 50314-1439
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Current Values

Type	Class	Kind	Land	Bldg	Total
2026 Value	Residential	Full	\$13,200	\$98,300	\$111,500

[Market Adjusted Cost Report](#)**Auditor Adjustments to Value**

Category	Name	Information
2025 Homestead Credit	LEWIS, ANTHONY D	Application #208718

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential

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

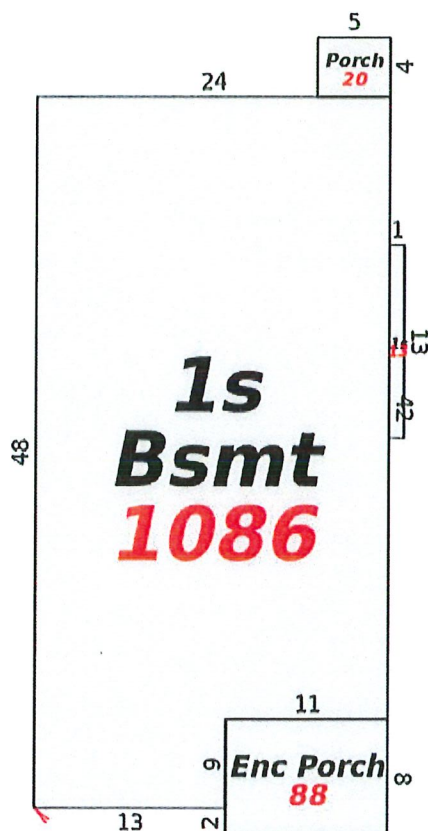
Land

Square Feet	5,963	Acres	0.137	Frontage	42
Depth	140	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence # Id=1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1914	Year Remodel	2000	Number Families	1
Grade	4-05	Condition	Very Good	Total Square Foot Living Area	1099
Main Living Area	1099	Basement Area	1086	Open Porch Area	20
Enclosed Porch Area	88	Veneer Area	592	Foundation	Brick
Exterior Wall Type	Vinyl Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	2	Rooms	4		



Detached Structures - 1 Record

Detached Structure # id=101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	18	Story Height	1
Grade	6	Year Built	1920	Year Remodel	2001
Condition	Normal				

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DES MOINES HABITAT, FOR HUMANITY	LEWIS, ANTHONY D	2002-12-23	\$55,000	Deed	9554/337

Permits - 12 Records

Year	Type	Permit Status	Application	Reason	Reason1
2022	Permit	Cancel	2019-05-10	Addition	DECK
2021	Permit	Pass	2019-05-10	Addition	DECK
2020	Permit	Pass	2019-05-10	Addition	DECK
2019	Permit	No Add	2018-11-19	Addition	FENCE
2007	Permit	No Add	2006-08-07	Addition	FENCE
2003	Permit	Complete	2001-06-06	Construction	FOOTINGS/FOUNDATION
2003	Permit	Complete	2001-03-21	Alterations	REMODEL
2003	Permit	Complete	2000-02-11	Alterations	REMODEL (1104 sf)
2002	Permit	Partial	2001-06-06	Construction	FOOTINGS/FOUNDATION
2002	Permit	Partial	2001-03-21	Alterations	REMODEL
2002	Permit	Partial	2000-02-11	Alterations	REMODEL (1104 sf)
2001	Permit	Pass	2000-02-11	Alterations	REMODEL (1104 sf)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2025	Assessment Roll	Residential	Full	\$13,200	\$98,300	\$111,500
2023	Assessment Roll	Residential	Full	\$11,300	\$84,600	\$95,900
2021	Assessment Roll	Residential	Full	\$8,600	\$60,400	\$69,000
2019	Assessment Roll	Residential	Full	\$7,600	\$53,400	\$61,000
2017	Assessment Roll	Residential	Full	\$6,800	\$45,000	\$51,800
2015	Assessment Roll	Residential	Full	\$6,800	\$45,500	\$52,300
2014	Assessment Roll	Residential	Full	\$7,300	\$43,300	\$50,600
2013	Assessment Roll	Residential	Full	\$7,300	\$43,300	\$50,600
			Adj	\$7,300	\$23,110	\$30,410
2011	Assessment Roll	Residential	Full	\$7,800	\$52,100	\$59,900
			Adj	\$7,800	\$27,020	\$34,820
2009	Assessment Roll	Residential	Full	\$5,800	\$53,900	\$59,700
			Adj	\$5,800	\$28,820	\$34,620
2007	Assessment Roll	Residential	Full	\$5,600	\$51,700	\$57,300
			Adj	\$5,600	\$26,620	\$32,220
2005	Assessment Roll	Residential	Full	\$5,500	\$56,300	\$61,800
			Adj	\$5,500	\$31,220	\$36,720
2004	Assessment Roll	Residential	Full	\$4,660	\$48,190	\$52,850
			Adj	\$4,660	\$23,110	\$27,770
2003	Assessment Roll	Residential	Full	\$4,660	\$48,190	\$52,850

Yr	Type	Class	Kind	Land	Bldg	Total
2002	Assessment Roll	Residential	Full	\$3,490	\$43,200	\$46,690
2001	Assessment Roll	Residential	Full	\$3,490	\$23,110	\$26,600
1999	Assessment Roll	Residential	Full	\$4,280	\$24,970	\$29,250
1998	Correction	Residential Exempt	Full	\$3,500	\$20,430	\$23,930
			Adj	\$0	\$0	\$0
1997	Assessment Roll	Residential	Full	\$3,500	\$20,430	\$23,930
1995	Assessment Roll	Residential	Full	\$3,260	\$19,050	\$22,310
1989	Board Action	Residential	Full	\$2,820	\$16,480	\$19,300
1989	Assessment Roll	Residential	Full	\$2,820	\$16,480	\$19,300



City of Des Moines
1200 Locust Street
Des Moines, IA 50309

Case Number: NUIS-2025-000071	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 12/30/2025
	Date of Notice: 01/29/2026
	Date of Inspection: 12/30/2025

ANTHONY D LEWIS
1241 HUTTON ST
DES MOINES IA 50316

Address of Property: 1817 COLLEGE AVE, DES MOINES IA 50314
Parcel Number: 792433280024

Legal Description: E 1/3 S 1/2 LOT 35 NORTH WASHINGTON PLACE

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 Any Structure or Premises declared to be a public nuisance and unfit for human habitation or use, and so designated by the Administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The Owner(s) shall be responsible for the vacation and abatement of the nuisance at such Owner's expense. If not brought into compliance by such Owner(s), then the nuisance may be abated by the City at the Owner's expense. Both the Owner of a Mobile Home and the Owner of the land upon which the Mobile Home sits shall be responsible for vacation and abatement of the public nuisance.	Vacate the structure and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff. Abate the public nuisance by repair, rehabilitation, or demolition. Ensure all applicable permits are submitted, inspections scheduled and passed and permits finalized through the Permit and Development Center.	03/16/2026

Violation	Corrective Action	Compliance Due Date
60-192(1) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (1) Any Structure or portion thereof that, in the opinion of the Administrator is likely to partially or completely collapse, or to become Detached or dislodged, or fail or give way.	Any action required to eliminate, remedy, or abate a dangerous condition or public nuisance, including but not limited to repair, rehabilitation, stabilization, securing, removal, demolition, or any other measure deemed necessary by the Administrator to protect public health, safety, or welfare. Any repair, replacement, securing, removal, demolition, or other work ordered by the Administrator that is necessary to correct a dangerous condition and bring a structure or premises into compliance with this article.	03/16/2026
60-192(2) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (2) The Structure or any remnant or component part thereof is Neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance or hazard to the public.	Repair or replace any/all components that are damaged, delapidated, deteriorated or in disrepair in a workmanlike manner and in accordance with all applicable codes and standards. All work shall be performed using quality materials, properly anchored, and structurally sound. The contractor shall obtain all required permits prior to commencement of work and shall ensure all permits are properly finalized and closed upon completion.	03/16/2026

Violation	Corrective Action	Compliance Due Date
60-192(3) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (3) Any Structure that the Administrator determines is unfit for human Occupancy meaning that such Structure is unsafe, unlawful or, because of the degree to which the Structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks Ventilation, illumination, sanitary or heating facilities or other essential Equipment required by this code, or because the location of the Structure constitutes a hazard to the Occupants of the Structure or to the public.	Repair, reinforce, or replace all deteriorated, damaged, leaning, broken, or unstable portions of the fence and any associated structural elements to ensure the structure is safe, secure, and structurally sound. Perform all necessary maintenance to bring the fence into compliance with minimum property maintenance standards, including proper anchoring, alignment, and surface condition. Address and eliminate any condition that poses a hazard to occupants, adjacent properties, or the public, including barbed wire, razor wire, concertina wire, sharp edges, protruding materials, unsecured panels, or collapse risk. Electric fences are prohibited. Secure all required permits and schedule inspections as required by the Administrator to verify compliance with this code. All fence repairs or replacements, require permits through the Permit and Development Center.	03/16/2026
60-192(4) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (4) Structural members that have evidence of Deterioration or that are not capable of safely supporting all nominal loads and load affects.	Repair or replace any/all structural members that have been compromised and no longer have the structural integrity to support the loads they were originally intended to support. This includes but is not limited to all the following: beams, headers, trusses, girders, joists, posts, plates, sills, sheeting, and walls. All structural repairs, replacements, removals, or additions require permits through the Permit and Development Center.	03/16/2026

Violation	Corrective Action	Compliance Due Date
60-192(6) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (6) Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.	Repair or replace any portion of the roof that has been compromised and no longer has the integrity to support the loads it was originally intended to support. It shall prevent entry of rain and moisture into the structure, properly drain rain away from the structure, and support all nominal loads and any associated roof loads.	03/16/2026
60-192(10) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (10) Mechanical Equipment, appliances, fireplaces, boilers, solid Fuel-Burning Appliances, cooking appliances and water heating appliances shall be properly installed and maintained in Good Condition and Good Repair.	A licensed mechanical contractor shall repair or replace all deficient mechanical elements and equipment. All work shall be completed in a workman like manner and all required permits shall be issued and finalized. In the event the licensed mechanical contractor finds no known issues that require permitted work, a written inspection report shall be submitted with the name of the contractor and their professional license number indicating the mechanical system has been evaluated and is in good working order.	03/16/2026
60-192(11) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (11) Where it is found that a plumbing system in a Structure constitutes a hazard to the Occupants or the Structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, Deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	A licensed plumbing contractor shall repair or replace all deficient plumbing elements and equipment. All work shall be completed in a workman like manner and all required permits shall be issued and finalized. In the event the licensed plumbing contractor finds no known issues that require permitted work, a written inspection report shall be submitted with the name of the contractor and their professional license number indicating the plumbing system has been evaluated and is in good working order.	03/16/2026

Violation	Corrective Action	Compliance Due Date
60-192(12) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (12) Where it is found that the electrical system in a Structure constitutes a hazard to the Occupants or the Structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, Deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	A licensed electrical contractor shall repair or replace all deficient electrical elements and equipment. All work shall be completed in a workman like manner and all required permits shall be issued and finalized. In the event the licensed electrical contractor finds no known issues that require permitted work, a written inspection report shall be submitted with the name of the contractor and their professional license number indicating the electrical system has been evaluated and is in good working order.	03/16/2026
60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.	If the placard becomes damaged or is removed contact the inspector to repost.	03/16/2026

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 need additional time to bring the structure into compliance, please reach out to me to discuss a renovation agreement.

If you enter into a renovation agreement with the City regarding the violations noticed herein and fail to satisfy all obligations contained within the renovation agreement before the deadline contained therein or any extension thereof granted by the City, then the City council may authorize legal action in the same manner set forth in the preceding sentence.

The City council may approve legal action at the deadline for abatement of the nuisance if a renovation agreement is not entered into or the nuisance is not otherwise abated prior to the deadline.

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,

A handwritten signature in black ink, appearing to read "Scott Clauson", with a long horizontal flourish extending to the right.

Scott Clauson
Neighborhood Inspector
Neighborhood Services
1200 Locust Street, Des Moines, IA 50309
Mobile 515-669-8231
SAClauson@dmgov.org



City of Des Moines
1200 Locust Street
Des Moines, IA 50309

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادراً على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prenoćenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

Si vous n'êtes pas en mesure de le lire, des services de traduction sont disponibles au 515-283-4207.

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لري.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Kilingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

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Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.