

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 8, 2020; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

WORK SESSION

I. Call to Order

II. New Business

- A. Case DNRHP20-01 being the request for demolition of 1214 Christie Street in the Village of East Davenport Historic District. Jonathan Rocha, petitioner. [Ward 5]

III. Adjourn

IV. Next Commission Meeting: January 12, 2021

City of Davenport  
Historic Preservation Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**12/8/2020**

**Subject:**

Case DNRHP20-01 being the request for demolition of 1214 Christie Street in the Village of East Davenport Historic District. Jonathan Rocha, petitioner. [Ward 5]

**Recommendation:**

No recommendation at this time.

**Background:**

This is a work session to discuss a demolition request for the structure at 1214 Christie Street. This property is listed as a contributing structure to the Village of East Davenport Historic District. Attached are the submitted application materials. This item will be scheduled for consideration at the January 12, 2021 Historic Preservation Commission meeting.

**ATTACHMENTS:**

| Type              | Description                         |
|-------------------|-------------------------------------|
| ▢ Backup Material | Application                         |
| ▢ Backup Material | Map                                 |
| ▢ Cover Memo      | Site Photographs                    |
| ▢ Backup Material | Engineer Structural Report          |
| ▢ Backup Material | Building Department Review          |
| ▢ Backup Material | Historic Building Data Sheet        |
| ▢ Backup Material | Code Violations                     |
| ▢ Backup Material | Scott County Assessment Information |

**REVIEWERS:**

| Department                                | Reviewer         | Action   | Date                 |
|-------------------------------------------|------------------|----------|----------------------|
| Community Planning & Economic Development | Werderitch, Matt | Approved | 12/4/2020 - 11:46 AM |



**Complete application can be emailed to [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)**

**Property Address\*** 1214 Christie St. Davenport

**\*If no property address, please submit a legal description of the property.**

**Applicant (Primary Contact)**

Name: Jonathan Rocha  
Company:   
Address: 2430 5<sup>th</sup> Ave  
City/State/Zip: Moline, IL  
Phone: 309.714.0941  
Email: jon.g.rocha@gmail.com

**Owner** (if different from Applicant)

Name:   
Company:   
Address:   
City/State/Zip:   
Phone:   
Email:

**Engineer** (if applicable)

Name: Townsend Engineering  
Company: Townsend Engineering  
Address: East 12<sup>th</sup> St  
City/State/Zip: Davenport IA 52803  
Phone: 563-386-4236  
Email:

**Architect** (if applicable)

Name:   
Company:   
Address:   
City/State/Zip:   
Phone:   
Email:

**Attorney** (if applicable)

Name:   
Company:   
Address:   
City/State/Zip:   
Phone:   
Email:

*Application Form Type:*

**Plan and Zoning Commission**

Zoning Map Amendment (Rezoning) ☐  
Planned Unit Development ☐  
Zoning Ordinance Text Amendment ☐  
Right-of-way or Easement Vacation ☐  
Voluntary Annexation ☐

**Zoning Board of Adjustment**

Zoning Appeal ☐  
Special Use ☐  
Hardship Variance ☐

**Design Review Board**

Design Approval ☐  
Demolition Request in the Downtown ☐  
Demolition Request in the Village of East Davenport ☐

**Historic Preservation Commission**

Certificate of Appropriateness ☐  
Landmark Nomination ☐  
Demolition Request ☒

**Administrative**

Administrative Exception ☐  
Health Services and Congregate Living Permit ☐

**Not sure if you have a Historic Resource?** You can click [here](#) to access the City's GIS Map. Click the layers icon toward the top right of the page. Click the Planning Layers dropdown. Turn the Historic Resources layer on by checking the box.

Historic Resources requiring demolition approval are mapped with any of the following symbols:



If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-7765 or [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) and we can help you.

### **When is historic demolition approval required?**

Prior to submission of a building permit.

### **Pre-Submittal requirement**

- An informal meeting (work session) with the Historic Preservation Commission is required prior to the Commission voting on the demolition. The purpose of the meeting is understand the need for the demolition, explore any viable alternatives, and clarify what additional information will be required for formal consideration.

### **Submittal requirements**

- Please contact Planning staff at (563) 326-7765 or [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.
- A report from a licensed engineer or architect as to the structural soundness, suitability for rehabilitation and possible new uses.
- Assessed value of the land and improvements from two most recent assessments.
- The real estate taxes paid during the previous two years.
- All appraisals obtained by the owner or applicant in connection with the purchase.
- Any listing of the property for sale or rent, price asked and offers received, if any.
- All building, fire, and housing code violations for two years.
- Any federal, state, or local citations which have determined the building to be a nuisance.
- Estimated market value of the property after the proposed demolition and renovation for re-use.
- If the property is income-producing: annual income, operating experience, annual cash flow, proof that efforts have been made to obtain reasonable return on the investment

Judgement  
Judgement  
→

### **Formal Procedure**

#### **(1) Pre-Submittal Requirement:**

- An informal meeting (work session) with the Historic Preservation Commission is required prior to the Commission voting on the demolition. The purpose of the meeting is understand the need for the demolition, explore any viable alternatives, and clarify what additional information will be required for formal consideration.

#### **(2) Application:**

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public meetings.

(3) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

(4) After the Historic Preservation Commission's decision:

- If approved, historic demolition approval does not constitute a City permit and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits.
- **Property listed on the Davenport Register of Historic Places.** If denied, the decision is final. The applicant may appeal the Historic Preservation Commission's determination to the City Council. A written appeal along with payment of \$75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.
- **Property listed on the National Register of Historic Places only.** The Historic Preservation Commission may vote to delay demolition and direct staff to staff prepare an individual property nomination to the Davenport Register Historic Places for Commission consideration at a subsequent meeting. In the event the vote to recommend nomination of the property fails, demolition is approved. In the event the vote to recommend nomination of the property is approved, the nomination is forwarded to the City Council for formal consideration. The City Council shall determine by a majority of the entire Council either to allow the structure to be demolished or to approve listing on the Davenport Register of Historic Places. If the property is listed on the Davenport Register of Historic Places, demolition is denied.

Applicant: Jonathan Bocher Date: 10/6/20

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Matt Wurdzrich Date: 11-30-20  
Planning staff

Date of the Public Meeting: 12-8-20

Meetings are held in City Hall Council Chambers located at 226 West 4<sup>th</sup> Street, Davenport, Iowa.



MOUND ST

CHRISTIE ST

KIRKWOOD BLVD

KIRKWOOD BLVD

E 12TH ST

E 12TH ST

MOUND ST

CHRISTIE ST

# Proposed Demolition of the Structure at 1214 Christie Street

## Village of East Davenport Historic District



West Elevation-View From Backyard



East Elevation-View From Christie Street



South Elevation-View From Christie Street



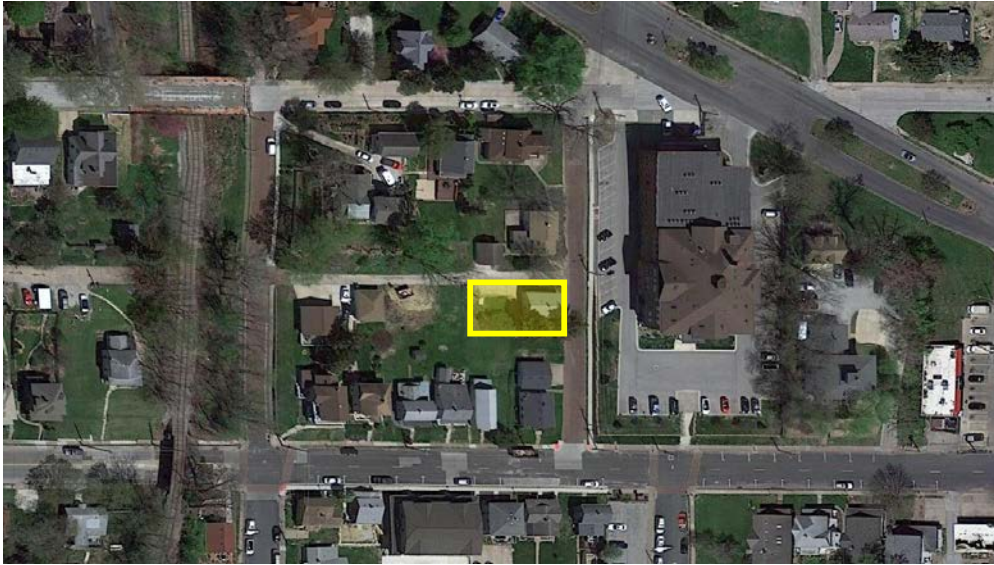
Northwest Elevation-View From Alley



North Elevation-View From Alley

# Proposed Demolition of the Structure at 1214 Christie Street

## Village of East Davenport Historic District



Aerial Photo



View From Christie Street - Facing South



View From Alley - Facing East



View From East 12<sup>th</sup> Street - Facing North

# Proposed Demolition of the Structure at 1214 Christie Street

## Village of East Davenport Historic District



2122 East 12<sup>th</sup> Street  
Property Directly South – View from Christie Street



1218 Christie Street  
Property Directly North – View from Christie Street

November 19, 2020

Mr. Jon Rocha  
Highline Enterprises LLC  
2430 5th Avenue  
Moline, IL 61265

Re: Professional Opinion, Structural Inspection  
1214 Christie Street, Davenport, Iowa

Mr. Rocha:

On April 21<sup>st</sup>, 2020, Cory Voelkers, Engineering Technician for Townsend Engineering and under direction of Chris Townsend, Professional Engineer, inspected the structure located at 1214 Christie Street, Davenport, Iowa. The purpose of the inspection was to determine the structural condition of the building and if it is suitable for rehabilitation. This professional opinion outlines our findings. Select photographs were taken at the time of the inspection and have been included with this report.

The building located at 1214 Christie Street is a one-story structure approximately 1,021 square feet with a full basement and finished attic space reportedly constructed in 1900. The house is framed with wood members and the majority of the house is founded on a stone foundation, most likely without a footing. The basement is accessed from an exterior bulkhead on the southwest side of the residence. The north, east and west foundation walls have had concrete block erected approximately 3 feet in front of the original stone walls and 6 courses tall above the concrete floor. The south wall has had a full height concrete block wall installed approximately 4 feet in front of the original front stone foundation wall. The exterior of the house is covered with vinyl siding veneer and the roof is covered with asphalt shingles. It was reported that the house has been vacant for an unknown duration and it is not known if it has been heated during that time period.

At the time of the inspection the main level of the house had multiple areas of the floor, ceilings that were sloping and cracked. The wall, ceiling and roof framing is primarily covered, with the overall condition of the framing members unknown. The floor slopes down approximately 2 inches to the west in the kitchen area. The main floor framing consists of full dimension 2x6 floor joists spaced at approximately 16 inches on center. The floor joists are supported by the exterior stone foundation walls and a 6-inch-wide by 4-inch-deep wood beam near the center of the basement. The existing 6x4 wood beam is supported by three steel posts spaced approximately 8 feet apart. The stone foundation walls are deteriorating and all failing causing the floor joists to drop, creating the sloping floor above.

It is my professional opinion that the exposed foundation walls, floor framing members, and support beam are not structurally satisfactory. The framing members are overstressed due to their overall size,

# TOWNSEND ENGINEERING

length and spacing, and the foundation walls are deteriorated and failing. After analyzing the 2x6 roof rafters, framed at 32 inches on center, it has been determined that they are overstressed, and it was verified by the visual deflection of the roof and ceilings. The exterior siding and roofing material are deteriorated and needs to be replaced or refurbished.

Townsend Engineering has worked on several rehabilitation projects for similar aged structures aiding the owners in the analysis of the existing framing members and design of proposed repairs. The first step is to decide if the structure can be repaired and/or members added or if parts of the structure need to be removed and replaced. It is my professional opinion that the foundation and main floor framing members cannot be salvaged and would need to be removed and replaced due to the extent of the deficiencies. The main floor wall plaster and sheetrock would need to come off and those framing members inspected and most likely they would need to be modified or replaced based on the condition and sizing of the visible members. It is my professional opinion that reconstructing this structure is not economically feasible due to the extent of demolition and reconstruction that is necessary. Based on this information it is my professional opinion that this structure is not suitable for rehabilitation.

If you have any questions, please call.

Sincerely,



CHRISTOPHER R. TOWNSEND  
Professional Engineer



563

529.4236 cell 386.4236 office 386.4231 fax

2224 East 12th Street  
Davenport, IA 52803

[chris@townsendengineering.net](mailto:chris@townsendengineering.net)



View of the residence facing southeast.



View of the residence facing east.



North block wall constructed in front of existing stone foundation.



6x4 wood beam and support column.



Deterioration of west foundation wall also showing beam and joist members.



Deterioration of north foundation wall and notched floor joists.

**From:** [Ralfs, Jake](#)  
**To:** [Werderitch, Matt](#)  
**Cc:** [Berkley, Laura](#)  
**Subject:** RE: 1214 Christie St  
**Date:** Monday, November 30, 2020 11:18:32 AM

---

Matt,

I would agree with Chris Townsend's report based on his professional structural engineering expertise and knowledge of costs associated with the minimum repairs to bring the structure back to safe and habitable condition.

Thank you,

Jake Ralfs

Plans Examiner | Public Works – Building Code Enforcement  
**City of Davenport**

**T** 563-327-5172 | **M** 563-370-7161  
1200 E 46<sup>th</sup> St, Davenport, IA 52807

[davenportiowa.com](http://davenportiowa.com)

---

**From:** Werderitch, Matt <Matt.Werderitch@davenportiowa.com>  
**Sent:** Monday, November 30, 2020 9:17 AM  
**To:** Ralfs, Jake <Jake.Ralfs@davenportiowa.com>  
**Cc:** Berkley, Laura <Laura.Berkley@davenportiowa.com>  
**Subject:** FW: 1214 Christie St

Hi Jake,

The Historic Preservation Commission received an application for demolition of the property at 1214 Christie Street. While the structure itself is not historic, it is located in the Village of East Davenport Historic District.

Can you please review the Engineer Demo Report and provide me with any feedback? This item is will be on the agenda for the 12/8 HPC meeting.

Thanks,

Matt Werderitch

Planner II | Development & Neighborhood Services  
**City of Davenport**

**T** 563-888-2221  
226 W 4th St, Davenport, IA 52801

[davenportiowa.com](http://davenportiowa.com)

---

**From:** Jon Rocha <[jon.g.rocha@gmail.com](mailto:jon.g.rocha@gmail.com)>

**Sent:** Wednesday, November 25, 2020 10:48 AM

**To:** Werderitch, Matt <[Matt.Werderitch@davenportiowa.com](mailto:Matt.Werderitch@davenportiowa.com)>

**Subject:** 1214 Christie St

Matt,

Here is what I have compiled so far the actual application. I have the actual application and the judgment against the building in my office at home, but I am out of town until Monday. I can bring it in then if that is okay.

Let me know what you think and if there is anything I can add. Thank you and have a great Thanksgiving!

- **A report from a licensed engineer or architect as to the structural soundness, suitability for rehabilitation and possible new uses.** – This is attached
- **Assessed value of the land and improvements from two most recent assessments. The real estate taxes paid during the previous two years.** – The past 3 yearsT are attached
- **All appraisals obtained by the owner or applicant in connection with the purchase.** – We did not get an appraisal done, but I have attached a picture of the past sales and updates from the previous owner.
- **Any listing of the property for sale or rent, price asked and offers received, if any.** – It is not listed for any of the above.
- **All building, fire, and housing code violations for two years. Any federal, state, or local citations which have determined the building to be a nuisance.** – There is a citation against the building from the City of Davenport. It's a judgement saying what needs to be remedied before someone can live there. We have a printed version of this that I can copy and get over to you.
- **Estimated market value of the property after the proposed demolition and renovation for reuse.** – Based on the valuation of the properties in the area, we think \$175,000-180,000

- **If the property is income-producing: annual income, operating experience, annual cash flow, proof that efforts have been made to obtain reasonable return on the investment –**

This property is not income producing

Jon Rocha

(309)714-0941

Highline Enterprises LLC

[Highline-Homes.com](http://Highline-Homes.com)

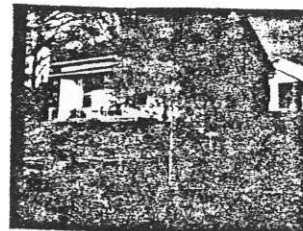




Historic Building Data Sheet  
Village of East Davenport  
Davenport, Scott County, Iowa  
Contract # CD-1-20, City of Davenport

View: 8:27

Camera Facing: SW



1. NAME  
Historic \_\_\_\_\_  
Common \_\_\_\_\_

2. LOCATION  
Street & No.  
1214 Christie

Map Ref. Key # 5-7

Zoning: R4D

3. CLASSIFICATION

| CATEGORY<br>(Check One)                                                                               | OWNERSHIP                                                                                                       | STATUS                                                                                                                                                                                                                                                                                                         | ACCESSIBLE<br>TO PUBLIC                                                                                                        |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> District<br><input type="checkbox"/> Site<br><input type="checkbox"/> Object | <input type="checkbox"/> Public<br><input checked="" type="checkbox"/> Private<br><input type="checkbox"/> Both | Public Acquisition:<br><input type="checkbox"/> In Process<br><input type="checkbox"/> Being Considered<br><input checked="" type="checkbox"/> Occupied<br><input type="checkbox"/> Unoccupied<br><input type="checkbox"/> Work in Progress<br><input type="checkbox"/> Pres. <input type="checkbox"/> Altera. | Yes:<br><input type="checkbox"/> Restricted<br><input type="checkbox"/> Unrestricted<br><input checked="" type="checkbox"/> No |

PRESENT USE (Check One or More if Applicable)

|                                      |                                     |                                                                           |                                           |                                         |
|--------------------------------------|-------------------------------------|---------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Government | <input type="checkbox"/> Museum                                           | <input type="checkbox"/> Religious        | <input type="checkbox"/> Scientific     |
| <input type="checkbox"/> Commercial  | <input type="checkbox"/> Industrial | <input type="checkbox"/> Park                                             | <input type="checkbox"/> Rental Residence | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Educational | <input type="checkbox"/> Military   | <input checked="" type="checkbox"/> Private Residence<br>(Owner Occupied) | <input type="checkbox"/> Single Family    | <input type="checkbox"/> Other          |
|                                      |                                     |                                                                           | <input type="checkbox"/> Double           |                                         |
|                                      |                                     |                                                                           | <input type="checkbox"/> Multiple         |                                         |

ORIGINAL USE: \_\_\_\_\_

4a. OWNERSHIP (Present)  
Name: Herman Charvat

4b. TITLEHOLDER: (if other than 4a)  
Street and Number: \_\_\_\_\_

4c. ORIGINAL OWNER:  
City or Town: \_\_\_\_\_

5. DESCRIPTION

| Features (exterior)                                                                                                                                                                                                                                                                           | Materials              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Facade 3 bay rectilinear                                                                                                                                                                                                                                                                      | asphalt cladding       |
| Foundations cellar                                                                                                                                                                                                                                                                            | stuccoed & whitewashed |
| Trim 1 plane                                                                                                                                                                                                                                                                                  | stock lumber           |
| Roof Type: <input type="checkbox"/> flat <input checked="" type="checkbox"/> gable <input type="checkbox"/> shed <input type="checkbox"/> "French" <input type="checkbox"/> gambrel<br><input type="checkbox"/> hip <input type="checkbox"/> other                                            | asphalt                |
| Chimney(s) furnace                                                                                                                                                                                                                                                                            | brick                  |
| Porch(es) frontal                                                                                                                                                                                                                                                                             |                        |
| Addition(s)                                                                                                                                                                                                                                                                                   |                        |
| Dimensions & Plan 20' x 30' (Sketch):                                                                                                                                                                                                                                                         |                        |
| Structural System:<br><input type="checkbox"/> wood frame, interlocking joints <input checked="" type="checkbox"/> wood frame, light member<br><input type="checkbox"/> masonry load bearing walls <input type="checkbox"/> log <input type="checkbox"/> metal <input type="checkbox"/> other |                        |



## 5. DESCRIPTION (cont.)

Number of Stories 1½

Other notable features: \_\_\_\_\_

Condition: EXTERIOR Excellent ☒ Good Fair Deteriorated Ruins  
 INTERIOR Excellent ☒ Good Fair Deteriorated Ruins

Integrity: a. Original Site b. Moved If so, when and from where \_\_\_\_\_

c. Major alterations and dates (if known): \_\_\_\_\_

Site: highFrontage: 60'

Acreage: \_\_\_\_\_

Depth: 50'

Related Outbuildings and Property:

   barn    carriage house    garage(s)    shop    shed    gardens    orchards  
   fencing (type)    walling (type)    other   

Threats and/or intrusions to Building:

☒ none known    zoning    roads    development    deterioration    other   

## 6. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

Relationship to Street:    Pivotal    Positive ☒ Neutral    NegativeRelationship to Village:    Pivotal    Positive ☒ Neutral    Negative

## 7. SIGNIFICANCE

Date of Initial Construction:

   c.1840    c.1850    c.1860    c.1870    c.1880    c.1890    c.1900  
   c.1910    after 1910 Specific Date (if known)   

Style:    Frontier    Italianate    Neo-Classic Revival    Art Deco  
   Classic Revival    Romanesque Revival    English Eclectic    Ranch Style  
   Gothic Revival    Queen Anne    Federal Revival    Split-Level  
   Tuscan Villa    Eastlake    Bungalow    Utilitarian  
   Second Empire    Georgian Revival    Western Stick Style    Other

National Register Status:

Presently on National Register    or suggested as meriting:

   national significance    state significance    local significance    none

COMMENTS: (expand on next page)

owner here since 1929

rehab inspection

Recorder: SchoolerDate of Inventory 1/22/77Photographer: CavinDate of Exposure 12/16/76



Exhibit B **Neighborhood Services Department**  
1200 E 46th St Davenport, Iowa 52807

4/1/2019

NA BANK OF AMERICA  
7105 CORPORATE DR  
PLANO TX 75024

## OFFICIAL NOTICE AND ORDER

Re: 1214 CHRISTIE ST

Parcel: E0030-11

Dear Property Owner/Manager:

During an inspection at the above identified address, certain conditions were found which render the dwelling(s) substandard. Unless otherwise specified, the code violations and corresponding repairs listed below are cited from Chapter 8.15 of the Davenport Municipal Code.

### Violation

Windows-Deteriorated/missing window frame/sill

### Description

Repair/replace all parts/areas of the window frame/sill as required, including but not limited to rotting wood, missing trim, and/or any missing pieces/parts of the window assembly. If the window/frame cannot be repaired to original operating condition, it must be replaced.

### Notes

\* 2ND FLOOR - VIOLATION REMAINS WITH NO CHANGES - 4-1-19

### Violation

Fire Code-Missing/inoperable smoke detector(s)

### Description

Install smoke detection in the dwelling unit(s) to code. If the dwelling unit has more than one floor level, a minimum of one smoke detector shall be mounted on each floor level (including the basement/cellar) and on each level of all common hallways/areas as applicable. When the floor level is used for sleeping purposes, the detector(s) shall be located in the central corridor or area giving access to the sleeping area. "Smoke detectors shall be mounted on the ceiling or a wall within 12 inches of the ceiling." ALSO NOTE: If the originally installed detector was electric (hard-wired) detector, it must be replaced with an electric (hard-wired) detector with battery back-up to code. A battery-operated detector will not be accepted as a permanent correction/repair. \*\*Must be corrected within 14 days of the date cited\*\*

### Notes

\* 2ND FLOOR - VIOLATION REMAINS WITH NO CHANGES: 4-1-19

Buyer(s) Initials

*JA*

*SR*

Page 1 of 7

**Violation**

Mechanical-Improperly installed gas supply line(s) Exhibit B

**Description**

Install/repair a separate gas supply line(s) to code.

**Notes**

\* CELLAR - MUST HAVE A MINIMUM 6 GA COPPER OR 6A ALUMINUM BONDING WIRE AFFIXED TO EACH SIDE OF THE CSST - VIOLATION REMAINS WITH NO CHANGES 4-1-19

**Violation**

Fire Code-Missing/improper building identification

**Description**

Install building address numbers on the building. Numbers must contrast with their background, be in Arabic no less than 3 inches high and 1/2 inch stroke, and must be visible and/or readable from the street. In addition, individual dwelling units shall be identified on all exterior and interior entry doors serving the apartment/unit. Building identification shall also be displayed on the rear of the house and/or garage when the property is served by an alley.

**Notes**

\* CURRENT NUMBERS ARE NOT VISIBLE FROM THE ROADWAY

**Violation**

Windows-Missing/deteriorated/unacceptable window lock(s)

**Description**

Repair/replace any/all window lock(s) on all 1st floor windows and/or any window accessible from grade/the exterior of the building to code.

**Notes**

\* ENTIRE HOUSE - VIOLATIONS REMAIN WITH NO CHANGES 4-1-19

**Violation**

Stairways-Deteriorated yard step(s)

**Description**

Repair/replace any/all applicable deteriorated yard step(s) to code as necessary.

**Notes**

\* EXTERIOR - REMOVE THE RUBBLE FROM THE SOUTHEAST SIDE OF THE STRUCTURE - VIOLATION REMAINS WITH NO CHANGES 4-1-19

**Violation**

Railing-Deteriorated guardrail(s)/guardrail balusters

**Description**

Repair/replace any/all applicable guardrail(s) and/or guardrail baluster(s) to a stable condition with a minimum height of 36 inches. The separation between existing guardrail balusters shall be no greater than 9 inches.

**Notes**

\* EXTERIOR DECK - IMPROPERLY ANCHORED INTO THE LATTICE ON THE DECK - VIOLATION REMAINS WITH NO CHANGES 4-1-19

Buyer(s) Initials

Qh

SR

Violation

General/Health-Deteriorated/missing cabinet(s) Exhibit B

Description

Repair/replace/install the cabinet(s) as necessary to maintain a safe, sanitary, and operable condition.

Notes

\* KITCHEN - MISSING HARDWARE - VIOLATION REMAINS WITH NO CHANGES 4-1-19

Violation

Floors-Deteriorated/defective subfloor

Description

Repair/replace any/all areas of the deteriorated/defective subfloor to code as required.

Notes

\* KITCHEN - REPLACE THE WARPED EXISTING SUBFLOOR - VIOLATION REMAINS WITH NO CHANGES 4-1-19

Violation

General/Health-Improper construction/repair(s)

Description

Repair/rebuild any/all identified issues to code as required.

Notes

\* MAIN FLOOR - BATHROOM WINDOW INSTALLED BACKWARDS - VIOLATION REMAINS WITH NO CHANGES 4-1-19

Violation

Ceiling-Deteriorated/missing ceiling plaster/drywall/sheetrock

Description

Repair/replace the ceiling plaster/drywall/sheetrock as necessary

Notes

\* MAIN FLOOR - CEILING - DRYWALL HUNG BUT NOT TAPED, SANDED, FINISHED AND PAINTED - VIOLATION REMAINS WITH NO CHANGES 4-1-19

Violation

Interior Walls-Deteriorated/peeling interior paint

Description

Scrape/re-paint any/all applicable areas of interior paint as necessary.

Notes

\* MAIN FLOOR - LIVING ROOM - VIOLATION REMAINS WITH NO CHANGES 4-1-19

Buyer(s) Initials

Oh SR

**Violation**

Interior Walls-Deteriorated/missing wall plaster/drywall/sheetrock

**Description**

Repair/replace any/all wall plaster/drywall/sheetrock as applicable to code as necessary.

**Notes**

\* MAIN FLOOR - LIVING ROOM - VIOLATION REMAINS WITH NO CHANGES 4-1-19

**Violation**

Windows-Deteriorated/missing window frame/sill

**Description**

Repair/replace all parts/areas of the window frame/sill as required, including but not limited to rotting wood, missing trim, and/or any missing pieces/parts of the window assembly. If the window/frame cannot be repaired to original operating condition, it must be replaced.

**Notes**

\* MAIN FLOOR - WEST WINDOW - REPLACE FRAME/SILL - VIOLATION REMAINS WITH NO CHANGES 4-1-19

**Violation**

General/Health-Scrub trees/vegetation at the building

**Description**

Cut/trim/remove/maintain any/all scrub trees/vegetation away from the building to eliminate any further structural deterioration and/or contact with/encroachment upon the structure itself.

**Notes**

\* MAINTAIN A MINIMUM OF 3 FOOT CLEARANCE FROM ALL TREE BRANCHES AND OVERHEAD VEGETATION

**Violation**

Mechanical-Condition of gas-fired appliance(s) is questionable

**Description**

Have all identified gas-fired appliance(s) inspected and/or repaired to code and/or replaced by a qualified mechanical/plumbing contractor licensed by the City of Davenport and/or the State of Iowa. A statement from the contractor stating the appliance(s) is safe for use will be required at the time of re-inspection.

**Notes**

\* NO FINAL INSPECTIONS HAVE BEEN PERFORMED BY THE CITY OF DAVENPORT MECHANICAL INSPECTOR - VIOLATION REMAINS WITH NO CHANGES 4-1-19

Buyer(s) Initials

GH

SR

**Violation**

Floors-Deteriorated foundation/floor-Engineer ~~required~~ **Exhibit B**

**Description**

You must provide this office with a certified engineers report from a qualified professional engineer registered with the State of Iowa that will attest to the building's structural stability or list the building's structural deficiencies, action required to correct the problem(s), and repair according to the engineer's specifications.

**Notes**

\* PROVIDE A STRUCTURAL ENGINEERS REPORT - MAIN FLOOR TRUSSES AND SUB FLOORING ARE EXTREMELY QUESTIONABLE - VIOLATION REMAINS WITH NO CHANGES 4-1-19

**Violation**

Doors- not weather-tight

**Description**

Repair the door(s) to weathertight condition and/or replace the door(s).

**Notes**

\* SOUTH DOOR

**Violation**

Plumbing-Lack of water service to a dwelling(s)/unit(s)

**Description**

Provide water service to any/all identified dwelling(s)/unit(s) and/or vacate said dwelling(s)/unit(s) until water service is restored.

**Notes**

\* VIOLATION REMAINS WITH NO CHANGES 4-1-19

**Violation**

Mechanical-Lack of gas service to dwelling(s)/unit(s)

**Description**

Restore gas service to any/all identified dwelling(s)/unit(s) and/or vacate said dwelling(s)/unit(s) until gas service has been restored.

**Notes**

\* VIOLATION REMAINS WITH NO CHANGES 4-1-19

**Violation**

Electrical-Lack of electric service

**Description**

Restore and/or maintain electric service to the unit(s)/building(s) or vacate said unit(s)/building(s) until such time service is restored.

**Notes**

\* VIOLATION REMAINS WITH NO CHANGES 4-1-19

Buyer(s) Initials

*Qm*

*SR*

Violation

Doors- not weather-tight

Exhibit B

Description

Repair the door(s) to weather tight condition and/or replace the door(s).

Notes

\* WEST DOOR

Violation

Doors- frame(s) deteriorated

Description

Repair/replace the door frame(s) to an acceptable working condition.

Notes

\* WEST DOOR FRAME

Violation

Windows-Deteriorated/missing screens

Description

Repair/replace the window screen(s) to code. Screens must be tight fitting, removable, and cover the entire window opening.

Notes

\* WHOLE HOUSE - VIOLATION REMAINS WITH NO CHANGES 4-1-19

Buyer(s) Initials

CM

JR

EXHIBIT B  
A re-inspection to check repairs has been scheduled as noted on the top of page one of this notice. If all violations cited are not corrected and approved upon re-inspection, \$20.00 per violation not corrected plus \$50.00 per additional trip will be charged as applicable.

It is the responsibility of the owner/manager to notify tenants of the re-inspection date and time and to ensure entry into all areas requiring re-inspection. You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801. The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes. Also, you should promptly notify any other party which has a legal interest in this property of this notice and order.

Failure to comply with this official notice may result in a citation being issued, and/or the revocation of your rental license if applicable, and/or significant penalty fees being issued.

Failure to provide access or cancellations made less than five (5) business days prior to the scheduled inspection date are subject to a \$50.00 penalty fee.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

CHRISTOPHER HAUT

Code Enforcement Officer

Neighborhood Services Department

563-328-6765 [chaut@ci.davenport,ia.us](mailto:chaut@ci.davenport,ia.us)

Ref #19-14887

Buyer(s) Initials

CH SR



## Scott County / City of Davenport, Iowa

### Summary - Auditor's Office

**Parcel ID** E0030-11  
**Alternate ID** E11022  
**Property Address** 1214 CHRISTIE ST  
**Sec/Twp/Rng** N/A  
**Brief** EAST DAVENPORT PROPER Lot: 003 Block: 002 EAST DAVENPORT PROPER VILLAGE  
**Tax Description** OF EDAVENPORT N 40'  
 (Note: Not to be used on legal documents)  
**Deed** 2020-1263  
**Book/Page**  
**Contract**  
**Book/Page**  
**Gross Acres** 0.00  
**Net Acres** 0.00  
**Adjusted CSR** 0  
**Pts**  
**Class** R - Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**District** DAD - DAVENPORT DAVENPORT  
**School District** DAVENPORT SCHOOL  
**Subdivision** EAST DAVENPORT PROPER



### Owners - Auditor's Office

**Deed Holder**  
 ROCHA JONATHAN  
[2430 5TH AVE](#)  
 MOLINE IL 61265

#### Contract Holder

ROCHA JULIE  
[2430 5TH AVE](#)  
 MOLINE IL 61265

**Mailing Address**  
 ROCHA JONATHAN  
 2430 5TH AVE  
 MOLINE IL 61265

### Land - Assessor's Office

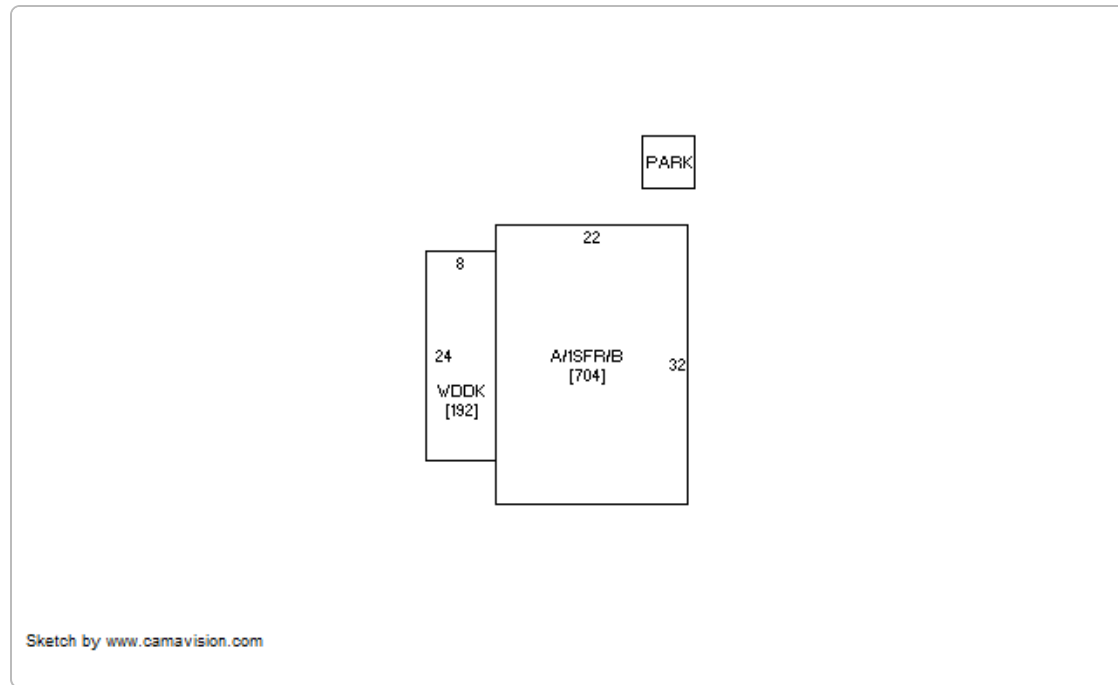
**Map Area** E11  
**Lot Dimensions** Regular Lot: 40.00 x 80.00  
**Lot Area** 0.07 Acres; 3,200 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

### Residential Dwellings - Assessor's Office

**Residential Dwelling**  
**Occupancy** Single-Family  
**Style** 1 Story Frame  
**Year Built** 1900  
**Exterior Material** Vinyl  
**Total Gross Living Area** 1,021 SF  
**Attic Type** 3/4 Finished; 317 SF  
**Number of Rooms** 0 above; 0 below  
**Number of Bedrooms** 1 above; 0 below  
**Basement Area Type** Full  
**Basement Area** 704  
**Basement Finished Area**  
**Plumbing** 1 Full Bath  
**Central Air** No  
**Heat** FHA - Gas  
**Fireplaces**  
**Porches**  
**Decks** Wood Deck-Med (192 SF);  
**Additions**  
**Garages**

### Sketches - Assessor's Office



### Permits - Assessor's Office

| Permit # | Date       | Description | Amount |
|----------|------------|-------------|--------|
| M016374  | 09/20/2016 | Furnace     | 2,800  |
| E009614  | 04/12/2016 | Plumb/Elec  | 3,250  |
| M015708  | 03/29/2016 | Furnace     | 5,497  |
| B025282  | 03/16/2016 | Roof        | 2,900  |

### Sales - Assessor's Office

| Date       | Seller                                   | Buyer                                    | Recording                  | Sale Condition - NUTC                                                              | Type     | Multi Parcel | Amount       |
|------------|------------------------------------------|------------------------------------------|----------------------------|------------------------------------------------------------------------------------|----------|--------------|--------------|
| 12/19/2019 | BANK OF AMERICA, NA                      | ROCHA, JONATHAN                          | <a href="#">2020-01263</a> | Quit Claim Deed                                                                    | QCD      |              | \$37,500.00  |
| 1/5/2016   | ANGEL JUDY L                             | BANK OF AMERICA, NA                      | <a href="#">2016-962</a>   | Foreclosures, forfeitures, Sheriff and Tax Sales or transfers arising from default | SHER     |              | \$125,467.00 |
| 5/9/2007   | BULTEMA, RANDALL S<br>ANGEL, KEITH A     | ANGEL, JUDY L                            | <a href="#">2007-15250</a> | NONE                                                                               | WD       |              | \$75,000.00  |
| 11/27/2002 | MINOR, JULIE                             | BULTEMA, RANDALL S<br>ANGEL, KEITH A     | <a href="#">2002-49642</a> | NONE                                                                               | WD       |              | \$47,597.00  |
| 10/21/1997 | BUSHMAN, THERESA J<br>BUSHMAN, JOHN E.II | MINOR, JULIE                             | <a href="#">1997-29173</a> | NONE                                                                               | WD       |              | \$48,200.00  |
| 1/5/1996   | SMITH, THERESA J<br>BUSHMAN, JOHN E      | BUSHMAN, THERESA J<br>BUSHMAN, JOHN E.II | <a href="#">1996-913</a>   | NONE                                                                               | WD       |              | \$0.00       |
| 2/18/1991  | BEARD, ELIZABETH A<br>CHARVAT, PENNY K   | SMITH, THERESA J<br>BUSHMAN, JOHN E      | <a href="#">1991-3028</a>  | NONE                                                                               | Contract |              | \$24,000.00  |
| 3/23/1981  |                                          | BEARD, ELIZABETH A<br>CHARVAT, PENNY K   | <a href="#">146-0207</a>   | NONE                                                                               | X        |              | \$0.00       |

### Valuation - Assessor's Office

|                           | 2020        | 2019        | 2018        | 2017        | 2016        |
|---------------------------|-------------|-------------|-------------|-------------|-------------|
| Classification            | Residential | Residential | Residential | Residential | Residential |
| + Assessed Land Value     | \$6,130     | \$6,130     | \$6,130     | \$6,130     | \$6,130     |
| + Assessed Building Value | \$0         | \$0         | \$0         | \$0         | \$0         |
| + Assessed Dwelling Value | \$37,940    | \$37,940    | \$34,070    | \$32,360    | \$32,360    |
| = Gross Assessed Value    | \$44,070    | \$44,070    | \$40,200    | \$38,490    | \$38,490    |
| - Exempt Value            | \$0         | \$0         | \$0         | \$0         | \$0         |
| = Net Assessed Value      | \$44,070    | \$44,070    | \$40,200    | \$38,490    | \$38,490    |

## Taxation - Auditor\Treasurer's Office

|                                   | 2019<br>Pay 2020-2021 | 2018<br>Pay 2019-2020 | 2017<br>Pay 2018-2019 | 2016<br>Pay 2017-2018 |
|-----------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| x Rollback (estimated)            | 55.07                 | 56.92                 | 55.62                 | 56.94                 |
| = Taxable Value                   | \$24,271              | \$22,881              | \$21,409              | \$21,915              |
| x Levy Rate (per \$1000 of value) | 39.44684              | 39.41990              | 39.48449              | 39.93330              |
|                                   |                       |                       |                       |                       |
| = Gross Taxes Due                 | \$957.41              | \$901.97              | \$845.32              | \$875.14              |
| - Credits                         | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| = Net Taxes Due                   | \$958.00              | \$902.00              | \$846.00              | \$876.00              |

## Tax History - Treasurer's Office

| Year | Due Date       | Amount | Paid | Date Paid  | Receipt                                                                                                    |
|------|----------------|--------|------|------------|------------------------------------------------------------------------------------------------------------|
| 2019 | March 2021     | \$479  | No   |            |  <a href="#">629013</a> |
|      | September 2020 | \$479  | Yes  | 9/11/2020  |                                                                                                            |
| 2018 | March 2020     | \$451  | Yes  | 3/20/2020  |  <a href="#">624894</a> |
|      | September 2019 | \$451  | Yes  | 9/24/2019  |                                                                                                            |
| 2017 | March 2019     | \$423  | Yes  | 10/17/2018 |  <a href="#">636163</a> |
|      | September 2018 | \$423  | Yes  | 9/20/2018  |                                                                                                            |
| 2016 | March 2018     | \$438  | Yes  | 3/15/2018  |  <a href="#">678654</a> |
|      | September 2017 | \$438  | Yes  | 9/28/2017  |                                                                                                            |
| 2015 | March 2017     | \$421  | Yes  | 3/22/2017  |  <a href="#">763343</a> |
|      | September 2016 | \$421  | Yes  | 9/25/2016  |                                                                                                            |
| 2014 | March 2016     | \$399  | Yes  | 2/23/2016  | 697140                                                                                                     |
|      | September 2015 | \$399  | Yes  | 9/30/2015  |                                                                                                            |
| 2013 | March 2015     | \$392  | Yes  | 3/25/2015  | 671812                                                                                                     |
|      | September 2014 | \$392  | Yes  | 9/26/2014  |                                                                                                            |
| 2012 | March 2014     | \$426  | Yes  | 3/18/2014  | 624521                                                                                                     |
|      | September 2013 | \$426  | Yes  | 9/20/2013  |                                                                                                            |
| 2011 | March 2013     | \$414  | Yes  | 3/19/2013  | 624151                                                                                                     |
|      | September 2012 | \$414  | Yes  | 9/24/2012  |                                                                                                            |
| 2010 | March 2012     | \$385  | Yes  | 3/23/2012  | 632335                                                                                                     |
|      | September 2011 | \$385  | Yes  | 9/23/2011  |                                                                                                            |
| 2009 | March 2011     | \$300  | Yes  | 3/25/2011  | 623998                                                                                                     |
|      | September 2010 | \$300  | Yes  | 9/29/2010  |                                                                                                            |
| 2008 | March 2010     | \$275  | Yes  | 3/24/2010  | 632138                                                                                                     |
|      | September 2009 | \$275  | Yes  | 9/24/2009  |                                                                                                            |

## Special Assessments - Treasurer's Office

## Project:

20160519 - Bettendorf Utility Fees

## Accepted Date:

5/19/2016

## Parcel Number:

E0030-11

## Amortization Date:

12/1/2017

## Amortized Interest:

0

## Number of Years:

0

## Payoff:

\$0.00

| Payment ▾    | Due Date ↕ | Principal Left ↕ | Tax Billed ↕   | Amortized Interest ↕ | Interest ↕    | Admin Fees ↕  | Total ↕        | Receipt Number | Date Paid ↕ |
|--------------|------------|------------------|----------------|----------------------|---------------|---------------|----------------|----------------|-------------|
| 1            | 9/30/2017  | \$63.25          | \$63.25        | \$0.00               | \$0.00        | \$5.00        | \$68.25        | 074257         | 10/31/2016  |
| <b>Total</b> |            |                  | <b>\$63.25</b> | <b>\$0.00</b>        | <b>\$0.00</b> | <b>\$5.00</b> | <b>\$68.25</b> |                |             |

Project:  
20150917-13 - Davenport Boarding Up Building  
Accepted Date:  
9/17/2015  
Parcel Number:  
E0030-11  
Amortization Date:  
12/1/2016  
Amortized Interest:  
0  
Number of Years:  
0  
Payoff:  
\$0.00

| Payment ▾ | Due Date ⇅ | Principal Left ⇅ | Tax Billed ⇅ | Amortized Interest ⇅ | Interest ⇅ | Admin Fees ⇅ | Total ⇅  | Receipt Number | Date Paid ⇅ |
|-----------|------------|------------------|--------------|----------------------|------------|--------------|----------|----------------|-------------|
| 1         | 9/30/2016  | \$215.00         | \$215.00     | \$0.00               | \$0.00     | \$5.00       | \$220.00 | 057502         | 9/22/2016   |
| Total     |            |                  | \$215.00     | \$0.00               | \$0.00     | \$5.00       | \$220.00 |                |             |

Project:  
20150917-14 - Davenport Weed Cutting  
Accepted Date:  
9/17/2015  
Parcel Number:  
E0030-11  
Amortization Date:  
12/1/2016  
Amortized Interest:  
0  
Number of Years:  
0  
Payoff:  
\$0.00

| Payment ▾ | Due Date ⇅ | Principal Left ⇅ | Tax Billed ⇅ | Amortized Interest ⇅ | Interest ⇅ | Admin Fees ⇅ | Total ⇅  | Receipt Number | Date Paid ⇅ |
|-----------|------------|------------------|--------------|----------------------|------------|--------------|----------|----------------|-------------|
| 1         | 9/30/2016  | \$215.00         | \$215.00     | \$0.00               | \$0.00     | \$5.00       | \$220.00 | 057558         | 9/22/2016   |
| Total     |            |                  | \$215.00     | \$0.00               | \$0.00     | \$5.00       | \$220.00 |                |             |

No data available for the following modules: Summary - Inactive, DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Scott County Data Correction Feedback Form, Scott County Tax Credit Applications.

Disclaimer: The information in this web site represents current data from a working file which is updated regularly. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein or its use.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

[Version 2.3.97](#)