



## COMMUNITY SERVICES DIVISION

1737 West 12<sup>th</sup> Street-Rear

Davenport, IA 52804

(563)326-7746

FAX (563)888-3521

VIA REGULAR MAIL

September 21, 2009

**Gordon Muller**  
510 W 6<sup>th</sup> St.  
Davenport, IA 52803

**Re: Property Maintenance Issues at 510 W 6<sup>th</sup> St.**

Dear Mr. Muller;

The City of Davenport has been receiving complaints regarding the condition of your property located at 510 W 6<sup>th</sup> Street. The purpose of this letter is to alert you of the complaints and provide a list of deficiencies that will require your attention. Please take action to repair the following substandard building conditions

- \*Deteriorated windows on the entire building*
- \*Deteriorated doors on the entire building*
- \*Inadequate weather protection – exterior wall paint*
- \*Inadequate weather protection –trim paint*
- \*Deteriorated wall covering (check the entire building)*
- \*Deteriorated /Missing fascia board (check the entire building)*
- \*Deteriorated / Missing soffit (check the entire building)*

Deteriorating conditions, the lack of maintenance, and/or the improper maintenance at your property may have negative effects on a neighborhood, including the decrease of property values of your home and the surrounding neighborhood. The City of Davenport encourages the repair of conditions such as these. Should you fail to make the repairs the City will re-evaluate the complaint **NOVEMBER 23<sup>RD</sup>, 2009**.

To see if you might qualify for some form of assistance, please contact the Community Planning and Economic Development Department at (563-326-2237)

Respectfully,

**Scott King**  
563-888-2237

Community Services Division  
Davenport Fire Department  
[skk@ci.davenport.ia.us](mailto:skk@ci.davenport.ia.us)

**encl:**

DAVENPORT FIRE DEPARTMENT  
Community Services Division  
1737 W 12th Street-Rear Davenport, Iowa 52804  
Ph.(563)326-7746 Fax(563)888-3521

December 1, 2009

MULLER, GORDON  
510 W 6TH ST  
DAVENPORT IA 52803

A REINSPECTION HAS BEEN  
SCHEDULED FOR THIS PROPERTY ON:

DATE 2-1-10  
TIME Drive By

IF WORK HAS NOT BEEN COMPLETED  
\$20 PER VIOLATION NOT COMPLETED  
PLUS \$50 PER ADDITIONAL TRIP WILL  
BE CHARGED.

COMPLAINT NOTICE AND ORDER

RE: 510 W 6TH ST

PARCEL# G0053-04

Reinspection scheduled for FEBRUARY 1ST, 2010 (DRIVE BY)

Dear Property Owner/Manager:

During an inspection at the above captioned address, certain conditions were found which render the dwelling(s)/building(s) substandard. Your cooperation in correcting the violations cited is greatly appreciated. Repairs made in a timely manner enable the Code Enforcement Officers to perform their duties more efficiently and eliminates the need for any further action or fines concerning this notice.

Unless otherwise specified, the violations and corresponding repairs listed below are cited by code section numbers from Chapter 8.15 of the Davenport Municipal Code.

WINDOWS/DETERIORATED, Deteriorated window(s):

Therefore, you must repair/replace the window(s) as necessary. The windows must be glazed, weathertight, operate as designed, have window locks on all 1st floor openings, and have proper screens. This includes replacing any missing/deteriorated glazing compound as required to seal glass, and re-roping or repairing the windows so they will go up and stay up without the aid of any device (props).

CHECK THE ENTIRE BUILDING

DOORS/MISSING/DET, Missing/deteriorated door(s):

Therefore, you must repair/replace the missing/deteriorated door(s) as necessary.

CHECK THE ENTIRE BUILDING

EXTERIOR WALLS/COVERING(S), Deteriorated/missing exterior wall cover:

Therefore, you must repair/replace the deteriorated/missing exterior wall covering as necessary to maintain weather protection.

EXTERIOR WALLS/BLD/TRIM PAINT, Inadequate weather protection:

Therefore, you must scrape and paint window trim/building trim to ensure protection from the weather.

This may include but is not limited to: porch steps, porch decks, porch posts, exterior stairs, and any wooden portions on the building(s) that have peeling and/or missing paint.

EXTERIOR WALLS/EXT WALL PAINT, Inadequate weather protection:

Therefore, you must scrape and paint/stain the exterior wall(s) of the building as necessary to maintain weather protection.

ROOF/SOFFIT, Deteriorated soffit/roof overhang:

Therefore, you must repair/replace deteriorated/missing soffit/roof overhang as necessary.

CHECK THE ENTIRE BUILDING

ROOF/FASCIA BOARD, Fascia board deteriorated/missing:

Therefore, you must repair/replace deteriorated/missing fascia board.

CHECK THE ENTIRE BUILDING

A re-inspection to check repairs has been scheduled as noted on the top of page one of this notice. It is your responsibility to ensure entry into all area requiring re-inspection.

Any person having any record title or legal interest in the building may appeal this notice and order to the Property Maintenance Code Board of Appeals by filing a written appeal with the Community Services Division of the Davenport Fire Department. The appeal must be filed within thirty (30) days from the date of this notice and order. The appeal must be completed on the City of Davenport appeal form and submitted with the required filing fee. The appeal form may be obtained from the Community Services Division or online at the City's website by accessing "Rental Housing Code Enforcement" under the "City Services" listing. Failure to appeal will constitute a waiver of all rights to and administrative hearing and determination of the matter.

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 NOTICE AND ORDER MAY RESULT IN A MUNICIPAL INFRACTION CITATION BEING ISSUED ORDERING YOU TO APPEAR IN SCOTT COUNTY DISTRICT COURT.

If there are any questions concerning this notice and order, please contact the Community Services Division office at (563) 326-7746.

Respectfully,



Scott King

Code Enforcement Officer

Community Services Division - Davenport Fire Department

DAVENPORT FIRE DEPARTMENT  
Community Services Division  
1737 W 12th Street-Rear Davenport, Iowa 52804  
Ph.(563)326-7746 Fax(563)888-3521

February 1, 2010

MULLER, GORDON  
510 W 6TH ST  
DAVENPORT IA 52803

A REINSPECTION HAS BEEN  
SCHEDULED FOR THIS PROPERTY ON:

DATE 2-15-10

BY Drive By

IF WORK HAS NOT BEEN COMPLETED,  
A FINE OF \$50 PER VIOLATION NOT CORRECTED  
AND \$50 PER ADDITIONAL TRIP WILL  
BE CHARGED.

FINAL NOTICE AND ORDER

RE: 510 W 6TH ST

PARCEL#G0053-04

A re-inspection has been scheduled for: FEBRUARY 15TH,2010 (DRIVE BY)

Dear Property Owner/Manager:

A re-inspection was made at the above captioned address to determine if the violations of the City of Davenport Municipal Code listed on the notice and order have been corrected. The following sub-standard conditions have not been corrected:

WINDOWS/DETERIORATED, Deteriorated window(s):

Therefore, you must repair/replace the window(s) as necessary. The windows must be glazed, weathertight, operate as designed, have window locks on all 1st floor openings, and have proper screens. This includes replacing any missing/deteriorated glazing compound as required to seal glass, and re-rope or repairing the windows so they will go up and stay up without the aid of any device (props).  
CHECK THE ENTIRE BUILDING

DOORS/MISSING/DET, Missing/deteriorated door(s):

Therefore, you must repair/replace the missing/deteriorated door(s) as necessary.  
CHECK THE ENTIRE BUILDING

EXTERIOR WALLS/COVERING(S), Deteriorated/missing exterior wall cover:

Therefore, you must repair/replace the deteriorated/missing exterior wall covering as necessary to maintain weather protection.

EXTERIOR WALLS/BLD/TRIM PAINT, Inadequate weather protection:

Therefore, you must scrape and paint window trim/building trim to ensure protection from the weather. This may include but is not limited to: porch steps, porch decks, porch posts, exterior stairs, and any wooden portions on the building(s) that have peeling and/or missing paint.

EXTERIOR WALLS/EXT WALL PAINT, Inadequate weather protection:

Therefore, you must scrape and paint/stain the exterior wall(s) of the building as necessary to maintain weather protection.

ROOF/SOFFIT, Deteriorated soffit/roof overhang:

Therefore, you must repair/replace deteriorated/missing soffit/roof overhang as necessary.

CHECK THE ENTIRE BUILDING

ROOF/FASCIA BOARD, Fascia board deteriorated/missing:

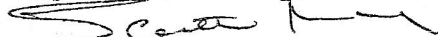
Therefore, you must repair/replace deteriorated/missing fascia board.

CHECK THE ENTIRE BUILDING

IF ALL REQUESTED REPAIRS HAVE NOT BEEN SATISFACTORILY COMPLETED AT THE TIME OF THE RE-INSPECTION, A MUNICIPAL INFRACTION CITATION MAY BE ISSUED ORDERING YOU TO APPEAR IN SCOTT COUNTY DISTRICT COURT, AND/OR THE AFFECTED DWELLING UNIT(S) TAGGED AS UNFIT FOR OCCUPANCY AND VACATED, AND/OR SIGNIFICANT PENALTY FEES CHARGED IF APPLICABLE. IF YOU NEED TO RESCHEDULE THIS APPOINTMENT, PLEASE DO SO NO LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO THE SCHEDULED APPOINTMENT DATE. 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 you have any questions, please contact the Community Services Division office at (563) 326-7746.

Respectfully,



Scott King

Code Enforcement Officer

Community Services Division - Davenport Fire Department

# CITATION

MUNICIPAL INFRACTION — CITY OF DAVENPORT ORDINANCE VIOLATION

CITATION NO.

20041

DOCKET NO.

DAICR001175

The City of Davenport, Iowa vs.

DEFENDANT NAME:

MULLER GORDON

LAST FIRST MIDDLE

BIRTHDATE

Mo Day Yr SS #

ADDRESS:

510 W. 17th ST  
DAVENPORT IA 52803

The undersigned states that the Defendant did violate the Davenport Municipal Code on or about:

2 / 16 / 10 at 9:00 (X) A.M. ( ) P.M., at

Address of Violation(s): 510 W. 17th ST  
DAVENPORT

Defendant herein did violate Section 8.15.331 of the Davenport Municipal Code of the City of Davenport, Iowa, as follows:

EXTERIOR WOOD SHALL BE PROTECTED FROM THE ELEMENTS

CIVIL PENALTY AND COURT COSTS TO BE PAID AT THE TIME AND PLACE OF THE COURT APPEARANCE SHOWN ON THE CITATION. PAYMENT MUST BE MADE BY CASH OR CHECK TO CLERK OF COURT, COURTHOUSE, SCOTT COUNTY, IOWA.

<input checked="" type="checkbox"/> Scheduled Violation	<input type="checkbox"/> Court Appearance Required
CIVIL PENALTY ASSESSED	\$ 30.00
SERVICE FEE	\$ -
SERVICE MILEAGE	\$ -
COURT COSTS	\$ 85.00
<b>TOTAL:</b>	<b>\$ 115.00</b>

Defendant is forthwith directed to pay the civil penalty and to correct/cease the violation as follows:

SCRAPE & PAINT ALL EXTERIOR WOOD SURFACES

TO ANSWER THE CHARGES ON THIS CITATION, YOU MUST APPEAR IN COURT ON

3 / 8 / 10 at 8:30 (X) A.M. ( ) P.M.,

IN THE COURT AT SCOTT COUNTY COURTHOUSE, 416 W. 4TH ST., DAVENPORT, IOWA. FAILURE TO APPEAR IN COURT WITHOUT GOOD CAUSE WILL RESULT IN JUDGEMENT FOR THE CIVIL PENALTY AND COURT COSTS AND AN ORDER TO CORRECT/ABATE THE VIOLATION(S) BEING ENTERED AGAINST YOU.

The undersigned attests that the matters herein forth are true and correct.

By City Employee: Scott King Title: Code Enforcement Officer

Dated: 2 / 16 / 10 Phone Number: 558-2037

White-Court Yellow - Legal Pink - Dept. Goldenrod - Defendent

# CITATION

MUNICIPAL INFRACTION — CITY OF DAVENPORT ORDINANCE VIOLATION

CITATION NO.

20038

DOCKET NO.

DAICR001175

The City of Davenport, Iowa vs.

DEFENDANT NAME:

MULLER GORDON

LAST FIRST MIDDLE

BIRTHDATE

Mo Day Yr SS #

ADDRESS:

510 W. 17th ST  
DAVENPORT IA 52803

The undersigned states that the Defendant did violate the Davenport Municipal Code on or about:

2 / 16 / 10 at 9:00 (X) A.M. ( ) P.M., at

Address of Violation(s): 510 W. 17th ST  
DAVENPORT

Defendant herein did violate Section 8.15.331 of the Davenport Municipal Code of the City of Davenport, Iowa, as follows:

WINDOWS SHALL BE MAINTAINED IN GOOD CONDITION

CIVIL PENALTY AND COURT COSTS TO BE PAID AT THE TIME AND PLACE OF THE COURT APPEARANCE SHOWN ON THE CITATION. PAYMENT MUST BE MADE BY CASH OR CHECK TO CLERK OF COURT, COURTHOUSE, SCOTT COUNTY, IOWA.

<input checked="" type="checkbox"/> Scheduled Violation	<input type="checkbox"/> Court Appearance Required
CIVIL PENALTY ASSESSED	\$ 30.00
SERVICE FEE	\$ 25.00
SERVICE MILEAGE	\$ 15.00
COURT COSTS	\$ 85.00
<b>TOTAL:</b>	<b>\$ 155.00</b>

Defendant is forthwith directed to pay the civil penalty and to correct/cease the violation as follows:

REPAIR OR REPLACE THE WINDOWS

TO ANSWER THE CHARGES ON THIS CITATION, YOU MUST APPEAR IN COURT ON

3 / 8 / 10 at 8:30 (X) A.M. ( ) P.M.,

IN THE COURT AT SCOTT COUNTY COURTHOUSE, 416 W. 4TH ST., DAVENPORT, IOWA. FAILURE TO APPEAR IN COURT WITHOUT GOOD CAUSE WILL RESULT IN JUDGEMENT FOR THE CIVIL PENALTY AND COURT COSTS AND AN ORDER TO CORRECT/ABATE THE VIOLATION(S) BEING ENTERED AGAINST YOU.

The undersigned attests that the matters herein forth are true and correct.

By City Employee: Scott King Title: Code Enforcement Officer

Dated: 2 / 16 / 10 Phone Number: 558-2037

White-Court Yellow - Legal Pink - Dept. Goldenrod - Defendent



DAVENPORT FIRE DEPARTMENT  
Community Services Division  
1737 W 12th Street-Rear Davenport, Iowa 52804  
Ph.(563)326-7746 Fax(563)888-3521

June 15, 2010

MULLER, GORDON  
510 W 6TH ST  
DAVENPORT IA 52803

NOTICE AND ORDER TO VACATE  
Via Certified Mail, Regular Mail, and Posting

RE: 510 W 6TH ST

PARCEL# G0053-04


Dear Property Owner/Manager:

An inspection was conducted at the above captioned address on DECEMBER 1ST, 2009 and certain conditions were found to exist which rendered the building substandard under the Property Maintenance Code of the City of Davenport. A Notice and Order listing all code violations that were found to exist was issued to the owner / manager ordering all violations be corrected before FEBRUARY 15TH, 2010. A re-inspection found the violations have not been corrected. THEREFORE, THE BUILDING HAS BEEN TAGGED UNFIT FOR OCCUPANCY AND MUST BE VACATED. IF YOU CONTINUE TO OCCUPY THE BUILDING/UNIT PAST THE ORDERED VACATE DATE STATED BELOW, YOU ARE SUBJECT TO A \$250.00 PENALTY FEE PLUS \$10.00 PER DAY THE BUILDING/UNIT REMAINS OCCUPIED. ONCE THE BUILDING IS VACATED, ALL CODE VIOLATIONS MUST BE CORRECTED, RE-INSPECTED AND APPROVED BY THIS OFFICE, AND YOU MUST PAY ALL FEES DUE THE CITY PRIOR TO ANY RE-OCCUPANCY AT THE BUILDING/UNIT.

THIS LETTER IS THE FINAL NOTICE TO VACATE. THIS BUILDING MUST BE VACATED BY JULY 15TH, 2010. IF THIS BUILDING IS NOT VACATED AND SECURED FROM UNAUTHORIZED ENTRY BY THE DATE NOTED, A MUNICIPAL INFRACTION CITATION WILL BE ISSUED TO THE OWNER. ( It is the responsibility of the owner to ensure the building is vacated by the date specified. There will be no occupancy permitted until all repairs are completed, inspected, and approved.

If you have any questions, please contact the Community Services Division office at (563) 326-7746.

Respectfully,



Scott King

Code Enforcement Officer

Community Services Division - Davenport Fire Department



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COMMUNITY SERVICES DIVISION

102 Harrison St, Davenport, IA 52801

(563)326-7746 FAX (563)888-3521

September 8, 2010

Gordon Muller  
510 West 6<sup>th</sup> Street  
Davenport IA 52803

Re: 510 West 6<sup>th</sup> Street

Dear Mr. Muller;

This office, as well as the Alderman's office, has received numerous complaints regarding the 510 West 6<sup>th</sup> Street, particularly the exterior building conditions. There have been no signs of any attempt to comply with our order regarding the structure.

I would like to extend an invitation for you to meet with us and so we can discuss your plans for the building. Please contact me at your earliest convenience at the number below so we can schedule a convenient time to meet.

Respectfully submitted,

Glenn Hobart, Program Manager  
Community Services Division, DFD

(563) 328-6779

[glh@ci.davenport.ia.us](mailto:glh@ci.davenport.ia.us)

DAVENPORT FIRE DEPARTMENT  
Community Services Division  
102 S. Harrison Street Davenport, Iowa 52801  
Ph.(563)326-7746 Fax(563)888-3521

March 31, 2011

MULLER, GORDON  
510 W 6TH ST  
DAVENPORT IA 52803

NOTICE AND ORDER TO BOARD/SECURE  
Via Certified Mail, Regular Mail, and Posting

RE: 510 W 6TH ST

PARCEL#G0053-04

Dear Property Owner/Manager:

An inspection was conducted at the above captioned address. The conditions that presently exist are severe enough in nature that the building has been determined to be in violation of Chapter 8.16 of the Davenport Municipal Code. The building was found vacant and could invite unauthorized entry, vandalism, arson or damage from being open to the elements.

YOU ARE HEREBY ORDERED TO COMMENCE WORK IMMEDIATELY TO SECURE AND/OR BOARD ALL OPENINGS ALLOWING ANY EXPOSURE TO THE ELEMENTS AND/OR UNAUTHORIZED ACCESS TO THE BUILDING(S). WORK MUST BE COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE OF THIS NOTICE & ORDER.

This building must remain unoccupied and posted unfit for occupancy until such time as the building is re-inspected and meets all City of Davenport Municipal Code requirements. When applicable, there shall be no active utilities within the building and any current utilities shall be discontinued as soon as practical after the order to board and/or secure has become final. The responsibility to protect the plumbing from freezing shall be the owner(s). Carefully review the enclosed specifications for the boarding of vacant buildings as required by city ordinance for the boarding of vacant buildings.

FAILURE TO FOLLOW THE SPECIFICATIONS AND/OR COMPLY WITH THIS NOTICE AND ORDER MAY RESULT IN A MUNICIPAL INFRACTION CITATION BEING ISSUED ORDERING YOU TO APPEAR IN SCOTT COUNTY DISTRICT COURT, AND/OR THE CITY OF DAVENPORT ACTING ON BOARDING THE DWELLING WITH THE COSTS OF THE BOARD UP AND THE ADMINISTRATIVE FEE BECOMING A PERSONAL OBLIGATION OF THE PROPERTY OWNER.

Any person having any record title or legal interest in the building may appeal this notice and order to the

Davenport Housing Code Board of Appeals by filing a written appeal with the Community Services Division Office within seven (7) days from the date of this notice and order. The appeal must be completed on the City's appeal form and submitted with the required filing fee. The form may be obtained from this office or online at the City's website by accessing "Rental Housing Code Enforcement" under the "City Services" listing. Failure to appeal will constitute a waiver of all rights to a hearing and determination of the matter.

If you have any questions, please contact the Community Services Division office at (563) 326-7746.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott King". The signature is written in a cursive style with a large, prominent "K".

Scott King

Code Enforcement Officer

Community Services Division - Davenport Fire Department