



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

August 19, 2025

Parcel ID: L0004-40
LICANDRO, JAMEY
4255 NEWPORT CT
BETTENDORF, IA 52722-1850

Subject: Notice of Certificate of Public Hazard- 314 Gaines St

To: Mr. Licandro

After a recent field inspection, the 2 story, commercial/ multi-family dwelling located at 314 Gaines St. has been assessed and found to have active interior structural deterioration, severe and active deterioration of exterior structural walls comprised of wood and brick/ limestone masonry. A structural engineer's report provided to the City of Davenport shows photos of these issues as well as outlining the steps needed to address concerns about the state of the building. We have made repeated attempts to request these actions to be taken.

This existing building poses a significant public hazard, as the structure is at risk of collapsing and causing injury or damage to nearby properties and first responders. Immediate action is required to address this issue and ensure the safety of the public.

Thank you,

Jim Morris
Fire Marshal

Jake Ralfs
Chief Building Official

