

237 High Street

36-G-10



SHAW-WALKER

#8503-38



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 23, 1983

Joseph J. & Elaine I. Dec
34 Somerset Street
South Portland, Maine 04106

DU: 11

Re: 235-237 High St. 36-G-10 LFW WF

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By Lyle D. Royes
Lyle D. Royes
Inspection Services Division

G. Bartlett
Code Enforcement Officer - G. Bartlett (6)

JUR

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE

06 | 14 | 83

2) INSP.

06

3) FORM NO

4) TENANT'S NAME

5) Flr #

6) Location

7) Rmg. Tp

8) #Rms

9) #Peo.

10) #All'd.

11) Slp

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav

23) Bath

24) Flus

Viol No

Remedy

Cond

Violation

Location

Room Type

Area Type

Resp Party

Code Sect Violated

Violation Rem. -Date

2

LER

DV

3

1

-

1

OFF

YES

YES

LC

PL

PS

PF

OK

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE 061483										2) INSP. 06		3) FORM NO				
4) TENANT'S NAME										5) Flr #	6) Location	7) Rmg. Tp	8) #Rms	9) #Peo.	10) #All'd.	11) SLP
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav	23) Bath	24) Flusl				
						OFF	YES	YES	LE	PL	PO	PF				
Viol No	Remedy	Cond	Violation			Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. -Date					
OK																

SECTION 8 - EXISTING - LEASED HOUBING PROGRAM

ADDRESS 237 High Street DATE 3/29/78

OWNER Joseph J. Dec. ADDRESS 34 Somerset St
So. P.

Location of Dwelling Units or
Number of Dwelling Units Under
Section 8 - Lease

1

NEIGHBORHOOD CONSERVATION PROJECT Longfellow - West End.

INSPECTED BY HOUSING DIVISION - YES NO

"NOTICE OF HOUSING CONDITIONS" ISSUED 10/31 1977 ABATED _____ 19____

LOAN PARTICIPANT _____

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

May 15, 1978

Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Extension 448 - 358

Mr. & Mrs. Joseph J. Dec, Jts.
34 Somerset Street
South Portland, Maine 04106

Re: Premises located at 237 High Street, Portland, Maine NCF-West End 36-G-10

Dear Mr. & Mrs. Dec:

A re-inspection of the premises noted above was made on May 12, 1978
by Housing Inspector M. Leary.

This is to certify that you have complied with our request to correct the violation
of the Municipal Codes relating to housing conditions as described in our "Notice
of Housing Conditions" dated October 31, 1977.

Thank you for your cooperation and your efforts to help us maintain decent, safe
and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing
inventory, it shall be the policy of this department to inspect
each residential building at least once every five years.
Although a property is subject to re-inspection at any time during
the said five year period, the next regular inspection of this
property is scheduled for 1982.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes
Lyle D. Noyes,
Chief of Housing Inspections

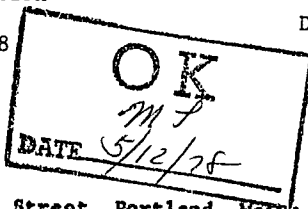
Inspector M. Leary
M. Leary

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448 - 358

Date February 17, 1978

Mr. & Mrs. Joseph J. Dec, Jts.
34 Somerset Street
South Portland, Maine 04106



Re: Premises located at 237 High Street, Portland, Maine NCP-West End 36-G-10

Dear Mr. & Mrs. Dec:

You are hereby notified that as a result of a reinspection and Mrs. Dec's request for additional time

on Feb. 16, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to April 19, 1978 in order to complete the work now in progress to correct the remaining seven (7) Housing Code violations as listed on the attached "Notice of Housing Conditions" dated Oct. 31, 1977.

Notice modified as follows: _____

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

In Attendance:
Mrs. Dec
Merlin Leary

Very truly yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

Encl.
vw

By Lyle D. Noyes
Lyle D. Noyes,
Chief of Housing Inspections

4

NOTICE OF HOUSING CONDITIONS

DU 11

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 358 - 448
 Mr. & Mrs. Joseph J. and Elaine I. Dec, Jts.
 34 Somerset Street
 South Portland, Maine 04106

Ch.-Bl.-Lot: 36-G-10
 Location: 237 High Street
 Project: NCP-West End
 Issued: October 31, 1977
 Expired: Jan. 31, 1978

Dear Mr. & Mrs. Dec

An examination was made of the premises at 237 High Street, Portland, Maine, by Housing Inspector Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before Jan. 31, 1978. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
 Neighborhood Conservation

Inspector

M. Leary
 M. Leary

By

Lyle D. Noyes
 Lyle D. Noyes
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

- | | |
|---|---------------|
| 1. SECOND FLOOR REAR PORCH FLOOR - repair or replace buckled and rotted decking. | 3d |
| 4/2. CELLAR FLOOR - remove excessive chimney soot and properly dispose of it. | 3c |
| 3. THIRD FLOOR FRONT HALL CEILING - determine the reason and remedy the condition causing leakage. | 3b |
- ~~At the time of the survey, ^{we} were unable to gain access to the basement, third floor left front, and the left rear third floor apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.~~

- FIRST FLOOR FRONT
- | | |
|--|---------------|
| * 4. KITCHEN WALL - remove illegal extension cord running thru the living room door into the kitchen. | 8d |
| * 5. KITCHEN, BATHROOM WALLS - repair inoperative duplex outlets. | 8c |
| * 6. BATHROOM CEILING - repair inoperative light fixture. | 8c |

- FIRST FLOOR RIGHT
- | | |
|--|---------------|
| * 7. KITCHEN WALL - repair inoperative light fixture. | 8c |
| * 8. DINING ROOM WALL - repair inoperative outlet. | 8c |
| * 9. LIVING ROOM WINDOW - repair inoperative sash. | 3c |

continued
 vw

FIRST FLOOR RIGHT CONT.

- ~~10. BATHROOM TUB - correct the condition at the fixture that causes a cross connection
at the bathtub. 6d~~
~~11. RIGHT REAR BEDROOM CEILING - replace worn and frayed electrical wiring. 8c~~

SECOND FLOOR LEFT FRONT

- ~~12. BATHROOM CEILING - determine the reason and remedy the conditions causing leakage. 3b~~

SECOND FLOOR RIGHT

- ~~13. KITCHEN CEILING - remove loose and peeling paint. 3b~~
~~14. KITCHEN WINDOW - replace missing stop. 3c~~
~~15. DINING ROOM WALL - remove illegal extension cord attached to dining room wall. 8d~~
~~16. RIGHT REAR BEDROOM WINDOW - replace missing counter balance cords allowing window
sash to remain elevated when opened. 3c~~
~~17. RIGHT REAR BEDROOM CEILING - repair inoperative light fixture. 8c~~

THIRD FLOOR RIGHT

- ~~18. BATHROOM TUB - correct the condition at the fixture that causes a cross connection
at the bathtub. 6d~~

** WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

NOTICE OF HOUSING CONDITIONS

DU 11

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 358 - 448

Ch.-Bl.-Lot: 36-G-10
 Location: 237 High Street
 Project: NCP-West End
 Issued: October 31, 1977
 Expired: Jan. 31, 1978

Mr. & Mrs. Joseph J. and Elaine I. Dec, Jts.
 34 Somerset Street
 South Portland, Maine 04106

799-579

Dear Mr. & Mrs. Dec

An examination was made of the premises at 237 High Street, Portland, Maine, by Housing Inspector Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before Jan. 31, 1978. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
 Neighborhood Conservation

Inspector H. Leary

By Lyle D. Noyes
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. SECOND FLOOR REAR PORCH FLOOR - repair or replace buckled and rotted decking.		3d
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At the time of the survey, we were unable to gain access to the basement, third floor left front, and the left rear third floor apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.		
FIRST FLOOR FRONT		
4. KITCHEN WALL - remove illegal extension cord running thru the living room door into the kitchen.		8d
5. KITCHEN, BATHROOM WALLS - repair inoperative duplex outlets.		8a
6. BATHROOM CEILING - repair inoperative light fixture.		8a
FIRST FLOOR RIGHT		
7. KITCHEN WALL - repair inoperative light fixture.		8a
8. DINING ROOM WALL - repair inoperative outlet.		8a
9. LIVING ROOM WINDOW - repair inoperative sash.		3c
continued		
vw		

FIRST FLOOR RIGHT CONT.

- ~~10. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d~~
~~* 11. RIGHT REAR BEDROOM CEILING - replace worn and frayed electrical wiring. 8e~~

SECOND FLOOR LEFT FRONT

- * 12. BATHROOM CEILING - determine the reason and remedy the conditions causing leakage. 3b

SECOND FLOOR RIGHT

13. KITCHEN CEILING - remove loose and peeling paint. 3b
14. KITCHEN WINDOW - replace missing stop. 3c
* 15. DINING ROOM WALL - remove illegal extension cord attached to dining room wall. 8d
16. RIGHT REAR BEDROOM WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
17. RIGHT REAR BEDROOM CEILING - repair inoperative light fixture. 8e

THIRD FLOOR RIGHT

- ~~18. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d~~

** WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

INSPECTION RECOMMENDATIONS

LOCATION 237 High
 PROJECT NCP West End
 OWNER Joseph Doe

INSPECTOR M Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
10-31-77	1-31-78				

A inspection was made of the above premises and I recommend the following action:

DATE <u>5/2/78</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING" RELEASE" _____
<u>2/16</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>1.16.1.19.1978</u> Time Extended To: _____ Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ " FINAL NOTICE" _____
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
<u>2/16</u> <u>5/12/78</u>	INSPECTOR'S REMARKS: <u>all violations corrected. Met with owner at 11:30 AM. All violations corrected.</u>
	INSTRUCTIONS TO INSPECTOR: _____ _____ _____ _____ _____ _____ _____

P 398 935 462

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Joseph J. & Elaine I. Dec.	
Street and No.	Jts.
34 Somerset Street	
P.O., State and ZIP Code	
So. Portland, Me. 04106	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return Receipt Showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

Re: 237 High St. - S. MacLellan (Honor)

PS Form 3800, Feb. 1982

PS Form 3811, OMA 10/83

SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
 Show to whom and date delivered
 Show to whom, date, and address of delivery

2. RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL: \$

3. ARTICLE ADDRESSED TO:
 Joseph J. & Elaine I. DeC, Jts.
 34 Scarnset Street
 South Portland, Maine 04106

4. TYPE OF SERVICE: ARTICLE NUMBER
 REGISTERED INSURED
 CERTIFIED COO 935 462
 EXPRESS MAIL

(Always obtain signature of addressee or agent.)
 I have received the article described above.
 SIGNATURE Addressee Authorized agent

5. DATE OF DELIVERY
4-4-84

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE: 7a. EMPLOYEE'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

Pa. 237 High St. - S. MacLennan (Hous.)

STAMPS: STAMPAID APR 4 1984



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 2, 1984

Joseph J. & Elaine I. Dec, Jts.
34 Somerset Street
South Portland, Maine 04106

Re: 237 High Street - 1st. Fl. Apt. #10

Dear Mr. & Mrs. Dec:

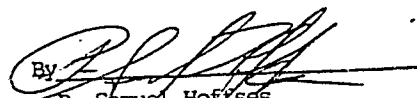
We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 237 High Street, 1st. Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. KITCHEN & LIVING ROOM - electrical outlets - inoperative. 113
2. KITCHEN & LIVING ROOM - extension cords - illegal. 113
3. BATHROOM - ceiling light - inoperative. 113
4. BATHROOM - toilet - leaking. 111

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 12, 1984.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By 
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer - Burton MacIsaac (6)

jmr

REQUEST FOR SERVICE FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED		3-30-84		BY	Joyce		DISTRICT	B. MacIsaac	
REQUEST BY	NAME	Dominic Valeriani - No phone							
	ADDRESS	Tenant							
OWNER	NAME	Joseph Dec							
	ADDRESS	So. Portland							
CONDITIONS	ADDRESS	237 High - 1st Fl., apt. #10							
(Someone will be home) Rust in kitchen faucets, faulty lights & outlets, insufficient heat.									
COMMENTS	J.M. & Elaine Dec JTS. 34 Somerset St, So. Portland 04106 Letter sent								
SPECIAL INSTRUCTIONS									
DIVISION	SANITATION			HOUSING			NURSING		
	ROUTINE			SPECIAL			BY		
PRIORITY	URGENT			REPORT TO			DATE		

Living room elec.
Kitchen " "
Bath " "
leaking toilet



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 2, 1984

OK
DATE 4-5-84

Joseph J. & Elaine I. Dec, Jts.
34 Somerset Street
South Portland, Maine 04106

Re: 237 High Street - 1st. Fl. Apt. #10

Dear Mr. & Mrs. Dec:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 237 High Street, 1st. Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. KITCHEN & LIVING ROOM - electrical outlets inoperative. 113
2. KITCHEN & LIVING ROOM - extension cords - illegal. 113
3. BATHROOM - ceiling light - inoperative. 113
4. BATHROOM - toilet - leaking. 111

all corrected 4-5-84

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 12, 1984.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By:
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr

C File

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

January 14, 1988

Brian Laughlin
12 Maple Street
Scarborough, ME 04074

Re: 237 High Street

Dear Sir:

During an inspection in your area it was apparent that you are in violation of Part II Code of Ordinance, Chapter 12, Article II, Section 12-24.

Sec. 12-24. Placement for collection; scavenging prohibited.

(a) Municipal collection. Suitable containers for collection shall be placed at the curb or on the esplanade between the sidewalk and the gutter not prior to 6:00 p.m. of the day before scheduled municipal collection. Containers placed in the public way on and after such time shall be considered as being intended for collection and, as such, shall be collected by none other than the authorized collector of the public works authority. All containers shall be removed prior to 8:00 p.m. on the day of scheduled collection. Such suitable containers shall be covered or securely tied as to prevent spillage, wind blown littering, or the ingress or egress of flies, rats or other vermin. No person except the occupant, owner of the premises, or the public works authority shall remove, take or otherwise disturb the waste matter, or any portion thereof so placed for removal.

Found in violation of this ordinance section can and will result in action under Chapter 12, Article II, Section 49 of the Municipal Code.

Sec. 12-4'. Failure to comply with order of health authority or chief of police.

(a) Whenever any person shall have been duly notified to remove any of the substances mentioned in this article, or to perform any other act or thing which it may be his duty to perform for the preservation of the health of the City and the time limit for the performance of such duty shall have elapsed without a compliance of such notice, the chief of police or health authority shall forthwith cause such substance to be removed at the expense of the person so notified. The chief of police or health authority shall cause all persons who shall violate or disobey any provision of this article to be prosecuted and punished.



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Date: January 10, 1990

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Brian Laughlin
12 Maple Avenue
Scarborough, ME 04074

(PARKSIDE)

RE: 237 High Street 36-G-10

Dear Sir:

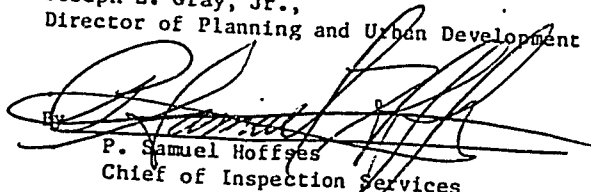
We recently did a follow-up inspection of a previous inspection done by Code Enforcement Office Arthur Addato at the above address on August 31, 1989. Listed below are the items that have not been corrected:

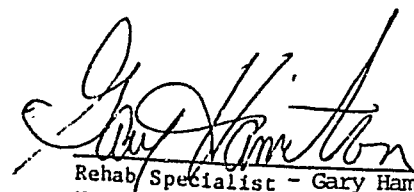
1. INTERIOR FIRST FLOOR, APT. #5 - living room ceiling - sagging plaster. 108-2
2. INTERIOR FIRST FLOOR, APT. #5 - overall ceiling - missing light fixtures, exposed wiring. 113
3. INTERIOR FIRST FLOOR, APT. #5 - bathroom ceiling - leaking. 108-2
4. INTERIOR FIRST FLOOR, APT. #1 - living room ceiling, wall - cracked, sagging plaster. 108-2
5. INTERIOR THIRD FLOOR, APT. #8 - bathroom lavatory, tub - leaking drain. 111-1
6. INTERIOR BASEMENT APT. #11 - overall dwelling unit window - missing counter-balance cords. 108-3
7. INTERIOR FIRST FLOOR, APT. #3 - No Smoke Detector. 2464
8. INTERIOR FIRST FLOOR, APT. #1 - overall dwell. unit - no smoke detector. 2464

The above mentioned conditions are in violation of Article 5 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 25, 1990.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr.,
Director of Planning and Urban Development


P. Samuel Hoffses
Chief of Inspection Services


Rehab Specialist - Gary Hamilton, Rehab. Specialist
Neighborhood Conservation Program

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HEARING

Date: February 5, 1990

(PARKSIDE)

Brian Laughlin
12 Maple Avenue
Scarborough, ME 04074

Re: Premises located at 237 High Street 36-G-10

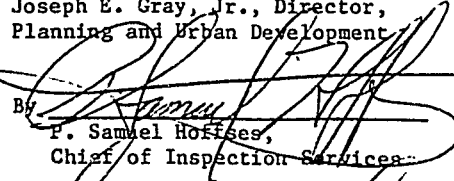
Dear Mr. Laughlin:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 10:00 a.m. on 2/21/90 to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about August 31, 1989.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451, Extension 311 or 346.

Joseph E. Gray, Jr., Director,
Planning and Urban Development

By 
P. Samuel Hoffes,
Chief of Inspection Services

Requested by:

Gary Hamilton, Rehab. Specialist S.E.O.

Enclosure

jmr

HOUSING INSPECTION REPORT

OWNER: Brian Laughlin

LOCATION: 237 High St. 36-G-10

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: August 31, 1989

EXPIRES: October 31, 1989

*SEE
*SMOKE DETECTOR
REQUIREMENTS

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC.(S)</u>
1. INTERIOR FIRST FLOOR, APT. #5 - living room ceiling - cracked, sagging plaster.	108-2
2. INTERIOR FIRST FLOOR, APT. #5 - overall ceiling - missing light fixtures, exposed wiring.	113
3. INTERIOR FIRST FLOOR, APT. #5 - bathroom ceiling - leaking.	108-2
4. INTERIOR FIRST FLOOR, APT. #1 - living room ceiling, wall - cracked, sagging plaster.	108-2
5. INTERIOR THIRD FLOOR, APT. #8 - bathroom lavatory , tub - leaking drain.	111-1
6. INTERIOR BASEMENT APT. #11 - overall dwelling unit windows - missing counter-balance cords.	108-3
7. INTERIOR FIRST FLOOR, APT. #3 - No Smoke Detector	2464
8. INTERIOR FIRST FLOOR, APT. #1 - overall dwelling unit - no smoke detector.	2464

*SEE ATTACHED SMOKE DETECTOR LETTER FOR SPECIAL REQUIREMENTS.



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451 574-5300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: August 31, 1989

Brian Laughlin
P. O. Box 10407
Portland, ME 04104

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 237 High Street,
Portland, ME, it was noted that smoke detectors
are missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each
apartment in the immediate vicinity of the bedrooms. When actuated, the
detector shall provide an alarm suitable to warn the occupants within the
individual unit. Failure to comply with this statute may result in a fine
of up to \$500 for each violation.

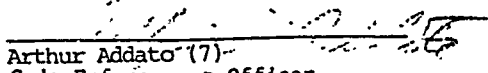
Re-inspection of your property will be made in ten (10) days. Lack of
compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are
intended to assist you. Recommendations are a result of conditions observed
at the time of our visits. They do not necessarily include every possible
loss potential code violation, or exception to good practice.

Sincerely yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 
P. Samuel Hoffses
Chief of Inspection Services


Arthur Addato (7)
Code Enforcement Officer

jmr

alth authority, it shall be for the
 ants of the City that any particular
 with and without delay, it shall be his
 ved accordingly. If the substances
 cle, or of any of the laws, regulations,
 lth of the City, then the expense of
 y the owner or occupant of the house, or
 und, and if payment be refused on demand
 it shall be sued for in the name of the

be greatly appreciated.

P 032 224 689

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL

(See Reverse)

Re: 237 High St. - Rubbish Letter (Rinaldi)

* U.S.G.P.O. 1984-46014	
Sent to Brian Laughlin	
Street and No. 12 Maple Ave.	
P.O., State and ZIP Code Scar., ME 04074	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800, Feb. 1982

5. RETURN TO THE POST OFFICE AT THE BOTTOM OF THE ENVELOPE



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

February 9, 1988

Brian Laughlin
12 Maple Avenue
Scarborough, ME 04074

Re: 237 High Street

Dear Sir:

During an inspection in your area it was apparent that you are in violation of Part II Code of Ordinance, Chapter 12, Article II, Section 12-24.

Sec. 12-24. Placement for collection; scavenging prohibited.

(a) Municipal collection. Suitable containers for collection shall be placed at the curb or on the esplanade between the sidewalk and the gutter not prior to 6:00 p.m. of the day before scheduled municipal collection. Containers placed in the public way on and after such time shall be considered as being intended for collection and, as such, shall be collected by none other than the authorized collector of the public works authority. All containers shall be removed prior to 8:00 p.m. on the day of scheduled collection. Such suitable containers shall be covered or securely tied as to prevent spillage, wind blown littering, or the ingress or egress of flies, rats or other vermin. No person except the occupant, owner of the premises, or the public works authority shall remove, take or otherwise disturb the waste matter, or any portion thereof so placed for removal.

Found in violation of this ordinance section can and will result in action under Chapter 12, Article II, Section 49 of the Municipal Code.

Sec. 12-49. Failure to comply with order of health authority or chief of police.

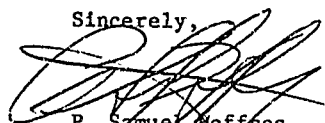
(a) Whenever any person shall have been duly notified to remove any of the substances mentioned in this article, or to perform any other act or thing which it may be his duty to perform for the preservation of the health of the City and the time limit for the performance of such duty shall have elapsed without a compliance of such notice, the chief of police or health authority shall forthwith cause such substance to be removed at the expense of the person so notified. The chief of police or health authority shall cause all persons who shall violate or disobey any provision of this article to be prosecuted and punished.

STICK STAMPING STAMPS TO ARTICLE TO COVER FIRST-CLASS POSTAGE.
1. If you want the receipt postmarked, stick the gummed slip on the front of the article. (See extra charges)
2. If you do not want the receipt postmarked, stick the gummed slip on the back of the article. (See extra charges)
3. If you want a return receipt, with the gummed slip on the front of the article, stick the receipt on the back of the article. (See extra charges)
4. If you want a return receipt, with the gummed slip on the back of the article, stick the receipt on the front of the article. (See extra charges)

(b) If, in the opinion of the health authority, it shall be for the health or comfort of the inhabitants of the City that any particular substance should be removed forthwith and without delay, it shall be his duty to cause the same to be removed accordingly. If the substances existed in violation of this article, or of any of the laws, regulations, or ordinances relating to the health of the City, then the expense of removing the same shall be paid by the owner or occupant of the house, or other place where the same was found, and if payment be refused on demand therefor by the chief of police, it shall be sued for in the name of the City. (Code 1968, § 306.4)

Your assistance in this matter would be greatly appreciated.

Sincerely,



P. Samuel Hoffses
Chief, Inspection Services

/ksc

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 4, 1993

Milestone Partners
34 Somerset St
So. Portland, ME 04106

Re: 237 High St
CBL #: 036-G-010
DU: 11
(Apt: #2/1st fl - Inoperable Detector)

Dear Sir,

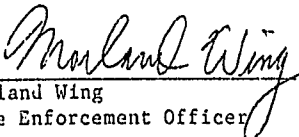
During a recent inspection of the property owned by you at the above referred property, it was noted that smoke detectors were missing/inoperable in some locations.

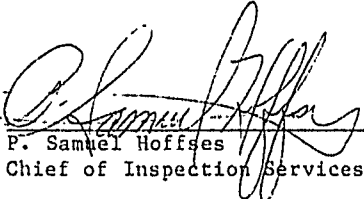
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 4, 1993

Milestone Partners
34 Somerset St
So. Portland, ME 04106

Re: 237 High St
CBL: 036-G-010
DU: 11

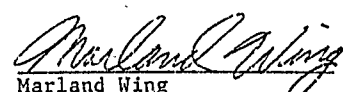
Dear Sir,

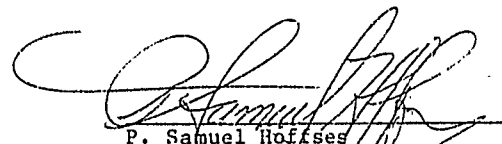
We recently received a complaint and an inspection was made at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. Int - Apt 2/1st fl - Livingroom - Missing Receptacle Covers 113
2. Int - Apt 2/1st fl - Bathroom - Missing Plaster 108-2

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 9, 1993

Mile Stone Partners
34 Somerset St
So. Portland, ME 04106

Re: 237 High St.
CBL: 036-G-010
DU: 11

Dear Sir,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent fire, the vacant apartment (#2/1st fl/left rear) is hereby declared unfit for human occupancy.

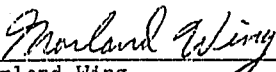
The above mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon.

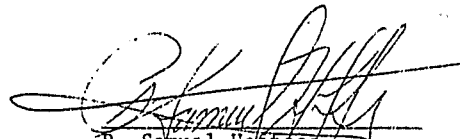
Article v Section 6-120

(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned apartment without the written consent of the Health Officer or his/her agent.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 26, 1994

DEC ELAINE I &
34 SOMERSET ST
SO PORTLAND ME 04106

Re: 237 High St
CBL: 036- - G-010-001-01
DU: 11

Dear Mr. Dec,

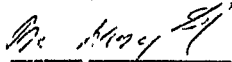
We recently received a complaint and an inspection was made of the property owned by you at the above referenced address. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


1. HEATING FACILITIES REQUIRED: Every habitable room, excepting rooms used primarily for sleeping purposes, shall be served by heating facilities capable of providing a minimum temperature of at least 68 degrees Fahrenheit at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15th to May 15th of each year. G-114.2.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 24 hours of receipt of this letter.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 12, 1995

MONTICELLO CORPORATION
28 PREBLE ST
PORTLAND ME 04101

Re: 237 High St
CBL: 036- - G-010-001-01
DU: 11

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 237 High St
Housing Conditions Date: October 12, 1995
Expiration Date: December 11, 1995

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | | |
|----|---|--------|
| 1. | INT - APT 2/1ST FL - LIVINGROOM
MISSING RECEPTACLE COVERS | 113.00 |
| 2. | INT - APT 2/1ST FL - BATHROOM
MISSING PLASTER | 108.20 |
| 3. | INT - CELLAR -
STAIRS HAVE A BROKEN TREAD | 108.40 |
| 4. | INT - CELLAR -
STAIRS ARE MISSING A HANDRAIL | 108.40 |
| 5. | INT - 1ST FL - REAR HALL -
EXIT LIGHT IS NOT WORKING | 113.30 |
| 6. | INT - 3RD FLR -
REMOVE THE MATTRESS FROM THE FRONT HALL | 109.40 |
| 7. | INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

MARCH 31, 1997

B & G MANAGEMENT CORP
EIGHT HAZELTINE DR
CUMBERLAND ME 04021

Re: 237 HIGH ST
CBL: 036 - G-010-001-01
DU: 11

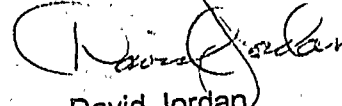
Dear Sir:

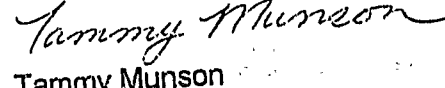
We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - 1ST FLR - APT #2 - BATHROOM 111.40
TOILET FROM ABOVE APARTMENT IS LEAKING INTO #2
2. INT - 2ND FLR - APT #5 - BATHROOM 111.40
PIPE IN FLOOR CAUSES SHOWER WATER TO LEAK INTO APT BELOW

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within thirty (30) days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JUNE 30, 1997

B & G MGT CORP
8 HAZELTINE DR
CUMBERLAND ME 04021

Re: 237 HIGH ST
CBL: 036--G-010-001-01
DU: 11


Dear Sir:


We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT
- PERMIT BY MASTER ELECTRICIAN

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within thirty (30) days. Failure to comply with this order will result in the matter's being filed with the City's Corporation Counsel for legal action.

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Planning and Urban Development
Joseph E. Gray Jr.
Director

ST
010-001-01

s made at the above-
e hereby notified to