

142 Park Avenue

LONGF-SQ II

HOUSING INSPECTION REPORT

OWNER: Ronald A. Vincent

CODE ENFORCEMENT OFFICER - Kevin Carroll (2)

142 Park Avenue, Portland, Maine 48-A-4 WE Notice of Housing Conditions
DATED: April 21, 1982 EXPIRES: July 21, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

- * 1. RIGHT FRONT CELLAR - wa'l - missing fuse panel cover.
- * 2. CELLAR - illegal electric service ground.

SEC.(S)
8-e
8-e

*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.

At the time of the survey, we were unable to gain access to the First Floor Right Front (Apartment #2), First Floor Left Rear (Apartment #3), First Floor Right Rear (Apartment #4), Second Floor Left Rear (Apartment #7), Third Floor Right Front (Apartment #10), Third Floor Left Rear (Apartment #11), Third Floor Right Rear (Apartment #12). 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.

HOUSING INSPECTION REPORT

OWNER: Ronald A. Vincent

CODE ENFORCEMENT OFFICER - Kevin Carroll (2)

142 Park Avenue, Portland, Maine 48-1-4 WE Notice of Housing Conditions

DATED: April 21, 1982 EXPIRES: July 21, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

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SEC.(S)

8-e

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At the time of the survey, we were unable to gain access to the First Floor Right Front (Apartment #2), First Floor Left Rear (Apartment #3), First Floor Right Rear (Apartment #4), Second Floor Left Rear (Apartment #7), Third Floor Right Front (Apartment #10), Third Floor Left Rear (Apartment #11), Third Floor Right Rear (Apartment #12). 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.

CERTIFICATE
OF
COMPLIANCE

Date: September 2, 1982

CITY OF PORTLAND

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

Ronald A. Vincent
94 Park Avenue
Portland, Maine 04101

Re: Premises located at 142 Park Avenue 48-A-4 WE

Dear Mr. Vincent:

A re-inspection of the premises noted above was made on Sept. 1, 1982
by Housing Inspector Gayton Bartlett

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 April 21, 1982.

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
September 1987.

Sincerely yours,

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

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

M.C. Bartlett
Code Enforcement Officer - Bartlett (6)

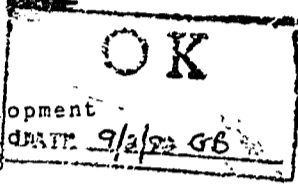
imr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND.

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ronald A. Vincent
94 Park Avenue
Portland, Maine 04101



Ch.-Blk.-Lot: 48-A-4
Location: 142 Park Avenue
Project: NCP- WE
Issued: April 21, 1982
Expires: July 21, 1982

Dear Mr. Vincent:

As owner or agent, you are hereby notified that an examination was made of the premises at 142 Park Ave., Portland, Me., by Code Enforcement Officer . Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before July 21, 1982. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By *Lyle D. Noyes*
Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer *Carroll* (2)

Attachments:

JMF

DATE

HOUSING INSPECTION REPORT

OWNER: Ronald A. Vincent

CODE ENFORCEMENT OFFICER -- Kevin Carroll (2)

142 Park Avenue, Portland, Maine 48-A-4 WE Notice of Housing Conditions
DATED: April 21, 1982 EXPIRES: July 21, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

		SEC. (S)
* 1. RIGHT FRONT CELLAR wall missing fuse panel cover.	68 9/1/82	8-e
* 2. CELLAR illegal electric service ground.	68 9/1/82	8-e

*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.

At the time of the survey, we were unable to gain access to the First Floor Right Front (Apartment #2), First Floor Left Rear (Apartment #3), First Floor Right Rear (Apartment #4), Second Floor Left Rear (Apartment #7), Third Floor Right Front (Apartment #10), Third Floor Left Rear (Apartment #11), Third Floor Right Rear (Apartment #12). 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.

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REPORT TO

DATE

INSPECTOR BARTETT

OK
DATE 9/2/82

PROJECT 142 Par 2 Ave
OWNER NCP-WE
R. VINCENT

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>4/21/82</u>	<u>7/21/82</u>				

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

DATE		
<u>9/1/82</u>	<u>CB</u>	<p>ALL VIOLATIONS HAVE BEEN CORRECTED send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE"</p> <p>SATISFACTORY Rehabilitation in Progress Time Extended To: _____ Time Extended To: _____ Time Extended To: _____</p> <p>UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____</p> <p>NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____</p> <p>UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____</p>

9/1/82 CB

INSPECTOR'S REMARKS: just get from K.S.

9/1/82 CB

Corrected - no additional - COC

INSTRUCTIONS TO INSPECTOR:

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	9/21/79	BY	Rebbie V	DISTRICT	
REQUEST BY	NAME	Charles Hansen			
	AD.RESS	142 Park Avenue #11			
OWNER	NAME	Wedgewood Apt - Ann Attomia agent			
	ADDRESS	74 Park Avenue 772-4724			
CONDITIONS	ADDRESS	142 Park Avenue #11			

COMMENTS *Phoned mgmt and explained code requirements - cooperation promised.*

SPECIAL INSTRUCTIONS *D. M. Baac 9-21*

DIVISION	SANITATION	HOUSING	NURSING
	ROUTINE	SPECIAL	BY
PRIORITY	URGENT	REPORT TO	DATE

CERTIFICATE
OF
COMPLIANCE

June 3, 1971

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8221 Ext. 226

Selgal Corporation
30 Danforth Street
Portland, Maine 04111

Re: Premises located at 142 Park Avenue, Portland, Maine

Dear Sirs:

A re-inspection of the premises noted above was made on June 2, 1971
by Housing Inspector Lyford, of the Health Department.

This is to certify that you have complied with our request to correct the
violations of the Municipal Codes relating to housing conditions described
in our "Notice of Housing Conditions" dated April 14, 1970.

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

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

Inspector Alex Lyford

By [Signature]
Chief of Housing Inspections

January 25, 1971

Selgel Corporation
30 Danforth Street
Portland, Maine 04111

Re: 142 Park Avenue

Dear Sirs:

As owner of the above referred property, you were notified on April 14, 1970, by Registered United States mail Receipt # 59617 to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on January 20, 1971, by Housing Inspector Lyford and, as a result, you are hereby ordered to correct the violations listed below on or before February 25, 1971.

Sincerely,

Arthur A. Highson, CPH MPH
Health Director

Inspector Alvin Lyford

By [Signature]
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE -	SECTION(S)
<u>First Floor Left Rear Apartment</u>	
1. Repair the loose ceiling plaster in the kitchen. 3/28/71	3(b)
2. Replace the broken window glass in the living room.	3(c)
3. Reglaze the window glass in the living room.	3(c)
<u>Second Floor Left Rear Apartment</u>	
4. Replace the broken window glass in the front bedroom stone window.	3(c)
5. Repair or replace the faulty knob on the rear bedroom door.	3(b)
<u>Third Floor Rear Right Apartment</u>	
6. Repair the cracked wall plaster in the front bedroom and bedroom closet.	3(b)
7. Repair or replace the loose toilet seat in the bathroom.	6(d)
8. Replace the broken window glass in the living room.	3(c)
<u>Third Floor Rear Left Apartment</u>	
9. Replace the broken window glass in the living room.	3(c)
10. Reglaze the window glass in the dining room and rear bedroom.	3(c)

ADMINISTRATIVE HEARING DECISION

City of Portland
Health Department - Housing Division
Tel. 774-8221 Ext. 226

Date November 12, 1970

Selgal Corporation
30 Danforth Street
Portland, Maine 04111

Re: Premises located at 142 Park Avenue, Portland, Maine

Dear Sirs:

You are hereby notified that as a result of an informal hearing in this office

on November 12, 1970, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

Expiration time extended to January 14, 1971 - to allow you time to correct all remaining violations to the housing code.

Notice sustained, correct violations by _____

Notice modified as follows: _____

Notice withdrawn _____

Please notify this office if all violations are corrected before the above mentioned date, so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance:

[Signature]
[Signature]

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

By [Signature]
Chief of Housing Inspections

Remaining Housing Code Violations Listed on the "Notice of Housing Conditions" dated 4/14/70

	Section(s)
1. Repair the cracked wall plaster in the first, second and third floor hallways.	3(b)
<u>First Floor Left Rear Apartment</u>	
2. Repair the loose ceiling plaster in the kitchen and wall plaster in the bathroom.	3(b)
3. Replace the missing tiles by the bathtub.	3(b)
4. Replace the broken window glass in the living room.	3(c)
5. Repair or replace the loose and deteriorated window frames and sashes in the living room.	3(c)
6. Reglaze the window glass in the living room.	3(c)
7. Repair or replace the loose knob on the bathroom door.	3(b)
<u>First Floor Right Rear Apartment</u>	
8. Repair the defective hot water faucet in the lavatory in the bathroom.	6(d)
9. Repair the loose knob on the front bedroom door.	3(b)
<u>Second Floor Left Front Apartment</u>	
10. Repair or replace the loose and cracked plaster on the ceiling and walls in the bathroom.	3(d)
11. Reglaze the window glass and tighten the loose window sash in the rear bedroom.	3(b)
12. Repair or replace the broken door knob latch on the kitchen door.	3(b)
13. Tighten the loose window sash in the living room.	3(c)
<u>Second Floor Left Rear Apartment</u>	
14. Repair the cracked wall plaster in the bathroom.	3(b)
15. Replace the broken window glass in the front bedroom storm window.	3(c)
16. Repair or replace the faulty knob on the rear bedroom door.	3(b)
<u>Third Floor Rear Right Apartment</u>	
17. Repair the cracked wall plaster in the front bedroom.	3(b)
18. Replace the broken glass in the living room window. <i>P.A.T. ...</i>	3(c)
19. Repair or replace the loose toilet seat in the bathroom. <i>1317 MS RA</i>	6(d)
<u>Third Floor Rear Right Apartment</u>	
20. Replace the broken window glass in the living room.	3(c)
21. Reglaze the window glass in the dining room and rear bedroom.	3(c)

ADMINISTRATIVE HEARING DECISION

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8221 Ext. 226

August 11, 1970

Selgal Corporation
30 Danforth Street
Portland, Maine 04111

Re: Premises located at 142 Park Avenue, Portland, Maine

Dear Sirs:

You are hereby notified that as a result of a discussion in this office with
Assistant Housing Inspection Supervisor Knowlton

on August 10, 1970, regarding our NOTICE OF HOUSING CONDITIONS
at the above referred premises resulted in the decision noted below.

Expiration time extended to October 14, 1970.

Notice sustained, correct violations by _____.

~~Notice modified as follows:~~ The expiration time is extended to October 14, 1970
to allow you to complete major repairs on the furnace and roof and correct all
remaining violations listed on the "Notice of Housing Conditions" dated 4/14/70.

Notice withdrawn _____.

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

In Attendance:

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

By Lytle D. Payne/TK
Housing Inspection Supervisor

CITY OF PORTLAND, MAINE
Health Department - Housing Inspection Division

Arthur A. Hughson, CPH, MPH
Health Director

NOTICE OF HEARING

August 5, 19 70

To: **Selgal Corporation**
30 Danforth Street
Portland, Maine 04111

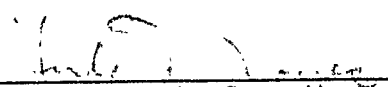
In Re: Premises located at 142 Park Avenue, Portland, Maine

Dear **Sirs:**

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 24, City Hall, 389 Congress Street, Portland, Maine at 10:00 a.m. on August 10, 1970, 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 April 16, 1970.

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.



Housing Inspection Supervisor

Lydon Spiller

INTERVIEW DECISION

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8221 Ext. 226

June 1, 19 70

Selgal Corporation
30 Danforth Street
Portland, Maine

Re: Premises located at 142 Park Avenue, Portland, Maine

Dear Sir:

You are hereby notified that our discussion on June 1, 19 70, regarding our NOTICE OF HOUSING CONDITIONS at the above referred premises resulted in the decision noted below.

Expiration time extended 60 days to July 14, 19 70.

Notice sustained, correct violations by _____ 19 ____.

Notice modified as follows: _____

Notice withdrawn _____

~~Please notify this office if all violations are corrected before above date so that a Certificate of Compliance may be issued.~~

Very truly yours,

Arthur A. Hughson, C.P.H., M.P.H.
Health Director

By *Lytle J. Hughes*
Housing Inspection Supervisor

APR 16 1970 HOUSING DIVISION

CITY OF PORTLAND
Health Department - Housing Division
774-8221 Ext 110

APR 16 1970
774-8221
774-8221

General Corp.
30 Danforth Street
Portland, Maine 04111

Dear Sirs:

An examination was made on April 10, 1970 of the premises located at 122 Park Avenue, Portland, Maine, by Housing Inspector James M.. Violations of the Health Codes relating to housing conditions were found as described in detail below.

In accordance with the provisions of the above mentioned Codes, you are requested to correct these defects on or before May 1, 1970. You may contact the Housing Inspection Supervisor at 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.

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

Very truly yours,
Health Director

Housing Division

- Existing violations of Chapter 307, Minimum Standards for Housing:
- ~~7-20~~ ~~1. The premises are not maintained in a clean and sanitary condition.~~
 - ~~2. The premises are not maintained in a safe and sound condition.~~
 - ~~3. The premises are not maintained in a well-ventilated condition.~~
 - ~~4. The premises are not maintained in a well-lighted condition.~~
 - ~~5. The premises are not maintained in a well-kept condition.~~
 - ~~7-28~~ ~~6. The premises are not maintained in a well-kept condition.~~
 - ~~7-28~~ ~~7. The premises are not maintained in a well-kept condition.~~
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 - ~~49. The premises are not maintained in a well-kept condition.~~
 - ~~50. The premises are not maintained in a well-kept condition.~~

10-14

Section(s)

First Floor

- X1. Repair the loose ceiling plaster in the kitchen (wall) 3(b)
- X2. Repair the cracked wall plaster in the bathroom (ceiling) 3(b)
- X3. Repair the broken door in the living room 3(c)
- 4. Repair or restore the ... and sashes
- 5. Replace the ... door latch 3(c)
- X6. Repair or restore the ... door latch 3(b)
- 7. Repair the ... 3(c)
- 8. Repair the ... 3(c)

Fr Brm - Problems

#4

First Floor

- X1. Repair the ... 3(c)
- X2. Repair the ... 3(b)
- X3. Repair the ... 3(b)

Second Floor

- X1. Repair or ... 3(b)
- 2. Repair the ... TLWS 3(b)
- X3. Repair or ... TLWS in living room 3(b)

#7

Second Floor

- X1. Repair the ... storm window 3(b)
- X2. Repair the broken glass in the ... storm window 3(b)
- X3. Repair the ... 3(b)
- X4. Repair or ... 3(b)

#12

Third Floor

- XX1. Repair the ... storm window 3(b)
- XX2. Repair the ... 3(b)
- XX3. Repair or ... 3(b)
- XX4. Repair or ... 3(b)

NA #11

Third Floor

- X1. Repair the ... 3(b)
- X2. Repair the ... 3(b)
- X3. Repair the ... 3(b)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 6, 1990

Roy & Linda Somero
94 Park Avenue
Portland, ME 04101

(PARKSIDE)

DU: 12

RE: 142 Park Avenue - 48-A-4.

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

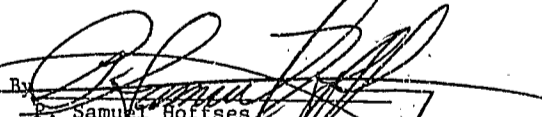
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems.

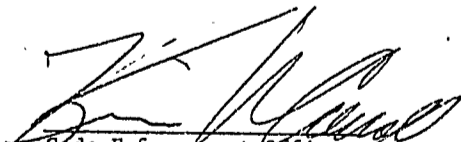
1. REAR YARD - trash accumulation. 109
2. FIRST FLOOR, LEFT REAR - interior hall - hole in floor. 108-2

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 
Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer
Kevin Carroll (6)

jnr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 19, 1991

Peter & Bonnie Adams
1415 Forest Avenue
Portland, ME 04103

Re: 142 Park Ave. 48-A-4

Dear Mr. & Mrs. Adams:

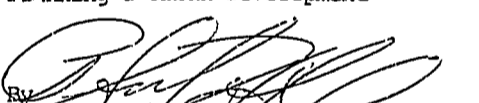
As owner or agent of the property located at 142 Park Avenue,
Portland, Maine, you are hereby notified that as the result of a recent Fire,
the vacant apartment(s), 1st. Floor Left
is/are hereby declared unfit for human occupancy.

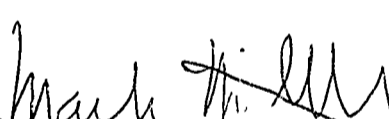
The above mentioned is to be kept vacant so long as the following condition continue to exist thereon:

Article V - 120 - The property is damaged, insanitary, unsafe; lacks plumbing; ventilating, lighting or heating facilities; because of its general condition creates a serious menace to the occupants or the public; or owner, operator or occupant has failed to comply with orders issued under provisions of this article. (Code 1968 § 307.14)

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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

By 
P. Samuel Hoffas,
Chief of Inspection Services


Code Enforcement Officer - Mark Mitchell (10)

jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Date: November 14, 1991

Peter R. Adams
1415 Forest Avenue
Portland, ME 04103

Re: ~~142 1/2 Park Avenue~~
48-A-4
DU: 11-20

Dear Mr. Adams:

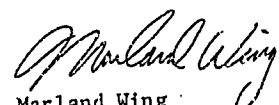
We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 142 Park Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

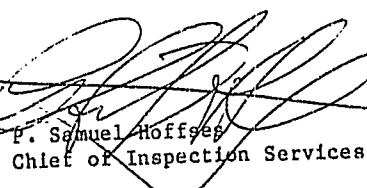
- | | | |
|----------------------|-----------------------------------|-------|
| 1. No Smoke Detector | Apt. 5 | 6-116 |
| 2. Broken Window | 1st Floor Left Rear Apt. (vacant) | 108-3 |
| 3. Misc. trash | Rear exterior yard | 109-4 |
| 4. Cockroaches | Throughout building | 109-5 |
| 5. Broken glass | Front Exterior Door | 109-5 |
| 6. Leaking Condition | Bedroom Ceiling Apt. 5 | 108-2 |
| 7. Broken Frame | Rear Hall Door Apt. 5 | 108-3 |

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 December 14, 1991(30 days). Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Items 1 and 2 must be corrected within 24 hours.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

/el

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 26, 1991

Tenant
142 Park Ave
2nd floor/left front


Re: 142 Park Ave
CBL #: 048-A-004

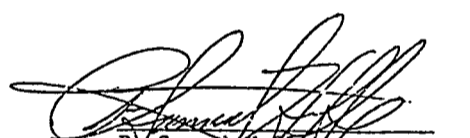
Dear Tenant,

A recent inspection by Code Enforcement Officer Marland Wing of the unit that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Peter R. Adams, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

December 26, 1991

Tenant
142 Park Ave
2nd floor/right rear

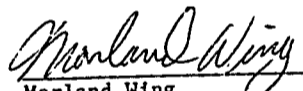
Re: 142 Park Ave
CBL #: 048-A-004

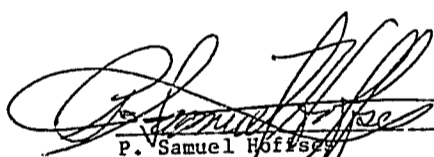
Dear Tenant,

A recent inspection by Code Enforcement Officer Marland Wing of the unit that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Peter R. Adams, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

December 26, 1991

Tenant
142 Park Ave
1st floor/right front

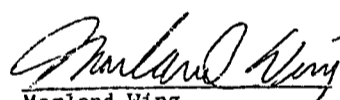
Re: ~~142 Park Ave~~
CBL #: 048-A-004

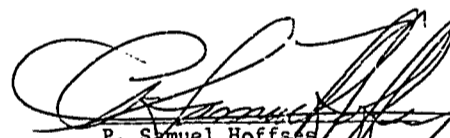
Dear Tenant,

A recent inspection by Code Enforcement Officer Marland Wing of the unit that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Peter R. Adams, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

December 26, 1991

Peter R. Adams
1415 Forest Ave
Portland, Maine 04103

Re: 142 Park Ave
CBL #: 048-A-004

Dear Mr. Adams,

As owner or agent of the property located at 142 Park Ave, Portland, Maine, you are hereby notified that as the result of a recent inspection, the occupied structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be vacated so long as the following conditions continue to exist thereon:

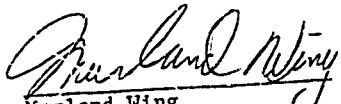
Article V Section 6-20(2)

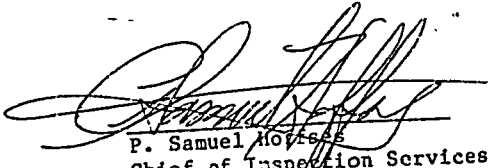
Properties which lack plumbing, ventilating, lighting or heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public;

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned property without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure. You are ordered to do this on or before January 5, 1991 or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

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

Date: 11/14/91

Peter R. Adams
1415 Forest Avenue
Portland, Maine 04103

Re: 142 Park Avenue
CBL: 48-A-4

DU: 11-20

Dear Sir:

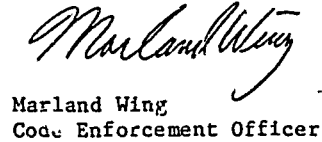
During a recent inspection of the property owned by you at 142 Park Avenue, it was noted that smoke detectors were missing/inoperable in some locations.

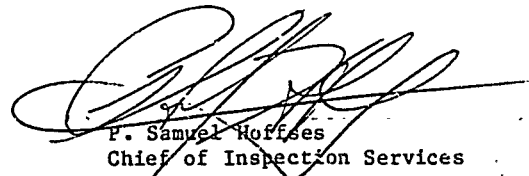
25 MRSa 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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

cc: LT. Wallace Garroway, Fire Prevention Bureau

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 03, 1994

CLOUTIER TOOTHAKER ASSOCIATES
P.O. BOX 4271 STATION A
PORTLAND ME 04101

Re: 142 Park Ave
BL: 048- - A-004-001-01
DU: 12

Dear Sir:

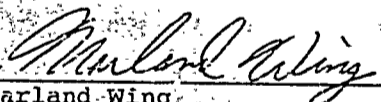
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referenced property.

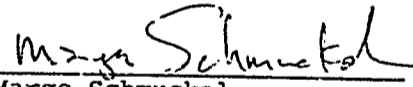
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,


Marland Wing
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

August 16, 1991

Peter Adams
1415 Forest Ave
Portland, ME 04103

48-A-4

Re: 142 Park Ave

DU 12

Dear Mr. Adams

We recently recieved a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 142 Park Ave, Portland, Maine. As a result of the inspection, you are hereby to correct the following substandard housing conditions:

1. Overall apt. doors broken 108-3
2. Trash in rear of building (exterior) 109-4

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 September 16, 1991.

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

Sincerely,
Joseph E. Gray, Director of
Planning & Urban Development
P. Samuel Hoffses
Chief of Inspection Serv.

M. Wing

M.F.
POST. N.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 19, 1991

Peter & Bonnie Adams
1415 Forest Avenue
Portland, ME 04103

Re: 142 Park Ave. 48-A-4 Du: 12

Dear Mr. & Mrs. Adams:

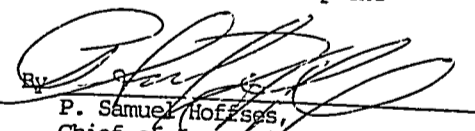
As owner or agent of the property located at 142 Park Avenue,
Portland, Maine, you are hereby notified that as the result of a recent Fire,
the vacant apartment(s), 1st. Floor Left
is/are hereby declared unfit for human occupancy.

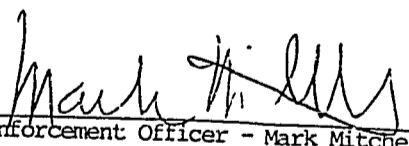
The above mentioned is to be kept vacant so long as the following conditions continue to exist thereon:

Article V - 120 - The property is damaged, insanitary, unsafe; lacks plumbing; ventilating, lighting or heating facilities; because of its general condition creates a serious menace to the occupants or the public; or owner, operator or occupant has failed to comply with orders issued under provisions of this article. (Code 1968 § 307.14)

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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

By 
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer - Mark Mitchell (10)

jmr

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JULY 24, 1997

DOTEN STEVEN H
19A LAMBERT RD
FREEPORT ME 04032

Re: 142 PARK AVE
CBL: 048- A-004-001-01
DU: 12

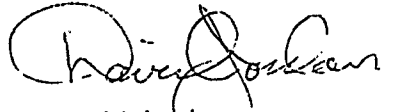
Dear Mr. Doten:

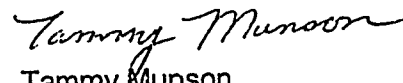
We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- | | |
|-----------------------------------------------------------------------------------|--------|
| 1. INT - 1ST FLR - APT #1 - LIVING ROOM | 113.50 |
| SMOKE DETECTOR MUST HAVE BUILT-IN BATTERY BACK/UP
DID NOT SOUND AT TEST-BUTTON | |
| 2. INT - 1ST FLR - APT #1 - BATHROOM | 111.40 |
| THE FLUSH TANK COVER IS BROKEN | |
| 3. INT - 1ST FLR - APT#1 - BATHROOM | 109.30 |
| SHOWER WALLS NEED RECAULKING | |
| 4. INT - 1ST FLR - APT #1 - BATHROOM | 108.20 |
| CEILING TILE HAS WATER STAINS | |
| 5. EXT - - | 109.30 |
| COVERS WERE NOT ON TRASH CANS | |

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.

