

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Geoffrey I. Rice  
655 Congress Street  
Portland, Maine 04101

DU 9

CH. 48 BLOCK D LOT 9

LOCATION: 58-60 Grant Street

PROJECT: NCP-WE  
ISSUED: December 4, 1984  
EXPIRES: February 4, 1985

Dear Mr. Rice:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 58-60 Grant St. by Code Enforcement Officer Burton MacIsaac. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before February 4, 1985. 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 the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article 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.

Very truly yours,

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

By: P. Samuel Hoffey  
P. Samuel Hoffey  
Chief of Inspection Services

Burton MacIsaac  
Code Enforcement Officer - Burton MacIsaac (6)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Geoffrey I. Rice

LOCATION: 58-60 Grant St. 49-D-9 WE

CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)

HOUSING CONDITIONS DATED: Dec. 4, 1984

EXPIRES: Feb. 4, 1985

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. FRONT ESTIBULE - ceiling - leaking.   | 108-2           |
| <u>THIRD FLOOR - APARTMENT #7</u>        |                 |
| 2. KITCHEN - refrigerator - frayed cord. | 113             |
| <u>FIRST FLOOR - APARTMENT #3</u>        |                 |
| 3. KITCHEN - ceiling - loose plaster.    | 108-2           |
| 4. KITCHEN - door - missing doorknob.    | 108-3           |
| 5. BATHROOM - ceiling - leaking.         | 108-2           |
| 6. BATHROOM - flooring - rotted.         | 108-2           |
| <u>SECOND FLOOR - APARTMENT #4</u>       |                 |
| Not available at time of inspection.     |                 |
| <u>SECOND FLOOR - APARTMENT #5</u>       |                 |
| Not available at time of inspection.     |                 |

NOTE: At the time of the survey, we were unable to gain access to the Second Floor, Apt. #4 and Apt. #5. 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.

58-60 Grant Street Housing

Pg 1&



11-11-11

CERTIFICATE  
OF  
COMPLIANCE

DATE: March 21, 1985

DU: 9

CITY OF PORTLAND

Department of Planning & Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Extension 311 - 318

Mr. GEOFFREY I. RICE  
655 Congress St.  
Portland, Me 04101

Re: Premises located at 58-60 Grant St. 48-D-9 WE

Dear Mr. Rice:

A re-inspection of the premises noted above was made on March 21, 1985  
by Code Enforcement Officer B.G. MacIsaac

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 December 4, 1984.

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 March 1990.

Sincerely yours,

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

By  
P. Samuel Hoffses,  
Chief of Inspection Services

Code Enforcement Officer - B.G. MacIsaac (6)

jmr

ADMINISTRATIVE DECISION

City of Portland  
Department of Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Ext. 311 - 318

Date February 11, 1985

Mr. Geoffrey I. Rice  
655 congress St  
Portland, Me 04101

Re: Premises located at 58-60 Grant street, 48-D-9

Dear Mr. Rice:

You are hereby notified that a reinspection and your request for additional time on February 4, 1985, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

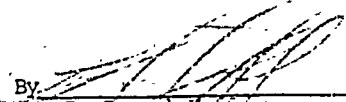
Expiration time extended to April 16, 1985 in order to complete the work in progress to correct the remaining 4 Housing Code violations as listed on attached Notice of Housing Conditions.

       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.

Very truly yours,

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

By:   
P. Samuel Hoffses,  
Chief of Inspection Services

In Attendance:

Geoffrey I. Rice  
B.G. MacIsaac ( Code Enforcement Officer- 6)

Encl.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Geoffrey I. Rice  
655 Congress Street  
Portland, Maine 04101

DU 9

CH. 48 BLOCK D LOT 9

LOCATION: 58-60 Grant Street

PROJECT: NCP-WE  
ISSUED: December 4, 1984  
EXPIRES: February 4, 1985

Dear Mr. Rice:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 58-60 Grant St. by Code Enforcement Officer Burton MacIsaac. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before February 4, 1985. 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 the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article 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.

Very truly yours,

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

By: P. Samuel Hoffses  
P. Samuel Hoffses  
Chief of Inspection Services

Burton MacIsaac  
Code Enforcement Officer - Burton MacIsaac (6)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Geoffrey I. Rice

LOCATION: 58-60 Grant St. 48-D-9 WE

CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)

HOUSING CONDITIONS DATED: Dec. 4, 1984

EXPIRES: Feb. 4, 1985

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.

|   | SEC. (S)         |
|---|------------------|
| <del>1. FRONT VESTIBULE ceiling leaking.</del>  | <del>108-2</del> |
| <u>THIRD FLOOR - APARTMENT #7</u>               |                  |
| <del>2. KITCHEN refrigerator frayed cord.</del> | <del>113</del>   |
| <u>FIRST FLOOR - APARTMENT #3</u>               |                  |
| <del>3. KITCHEN ceiling loose plaster.</del>    | <del>108-2</del> |
| <del>4. KITCHEN door missing doorknob.</del>    | <del>108-3</del> |
| <del>5. BATHROOM ceiling leaking.</del>         | <del>108-2</del> |
| <del>6. BATHROOM flooring rotted.</del>         | <del>108-2</del> |
| <u>SECOND FLOOR - APARTMENT #4</u>              |                  |
| <del>Not available at time of inspection.</del> |                  |
| <u>SECOND FLOOR - APARTMENT #5</u>              |                  |
| <del>Not available at time of inspection.</del> |                  |

*Corrected 3-21-85*  
*Corrected 2-6-85*  
*OK 3-14-85*

NOTE: At the time of the survey, we were unable to gain access to the Second Floor, Apt. #4 and Apt. #5. 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.

REINSPECTION RECOMMENDATIONS

INSPECTOR B.G. MACISAAC

LOCATION 58-66 Street  
 PROJECT West End  
 OWNER J. Rice

| NOTICE OF HOUSING CONDITIONS |         | HEARING NOTICE |         | FINAL NOTICE |         |
|------------------------------|---------|----------------|---------|--------------|---------|
| Issued                       | Expired | Issued         | Expired | Issued       | Expired |
| 12-4-84                      | 2-4-85  |                |         |              |         |

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

| DATE      | ALL VIOLATIONS HAVE BEEN CORRECTED<br>Send "CERTIFICATE OF COMPLIANCE"                                   | <input checked="" type="checkbox"/> "POSTING RELEASE" |
|-----------|--|---|
| 3-21-85   |  | <input checked="" type="checkbox"/>                   |
| 2-6-85 PM | SATISFACTORY Rehabilitation in Progress<br>Time Extended To: <u>Written time extension until 4-16-85</u> |   |
|           | Time Extended To: _____  |   |
|           | Time Extended To: _____  |   |
|           | UNSATISFACTORY Progress<br>Send "HEARING NOTICE"   | <input type="checkbox"/> "FINAL NOTICE"               |
|           | "NOTICE TO VACATE"<br>POST Entire _____<br>POST Dwelling Units _____                                     |   |
|           | UNSATISFACTORY Progress<br>"LEGAL ACTION" To be Taken _____  |   |
|           | INSPECTOR'S REMARKS:   |   |
| 2-6-85 PM | <u>Satisfactory progress, extension until 4-16-85</u>  |   |
| 3-14-85   | <u>4-8-85 meet code standards</u>  |   |
| 3-21-85   | <u>all OK - send compliance</u>  |   |
|           | INSTRUCTIONS TO INSPECTOR:   |   |
|           |  |   |
|           |  |   |
|           |  |   |



ADMINISTRATIVE DECISION

City of Portland  
Department of Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Ext. 311 - 318

Date February 11, 1985

Mr. Geoffrey I. Rice  
655 congress St  
Portland, Me 04101

Re: Premises located at 58-60 Grant street, 48-D-9 WE

Dear Mr. Rice:

You are hereby notified that a reinspection and your request for additional time on February 4, 1985, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

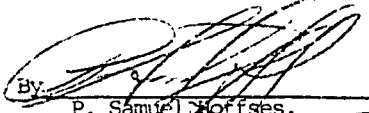
Expiration time extended to April 16, 1985 in order to complete the work in progress to correct the remaining 4 Housing Code violations as listed on attached Notice of Housing Conditions.

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.

Very truly yours,

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

By:   
P. Samuel Hoffses,  
Chief of Inspection Services

In Attendance:

Geoffrey I. Rice  
B.G. MacIsaac ( Code Enforcement Officer- 6)

Encl.

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

Geoffrey Rice  
655 Congress Street  
Portland, Maine 04101

Re: 60 Grant 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.



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

August 22, 1988

Geoffrey Rice  
655 Congress Street  
Portland, ME 04101

Re: 60 Grant St. 48-D-9  
1st. Floor, Apt. #1

Dear Mr. Rice:

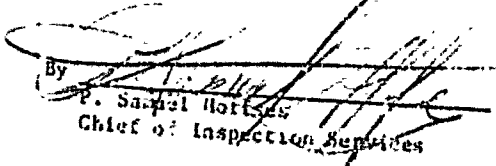
We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 60 Grant St., 1st. Fl., Apt. #1, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Hole and cracks in wall. 6-108
2. Inoperative flushing mechanism, toilet. 6-111
3. Missing spout, bathtub. 6-111

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 September 22, 1988.

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 Hottel  
Chief of Inspection Services

Burton MacIsaac - Code Enforcement Officer (6)

jmr

