

25 Deane Street
47

51-A-23



SHAW-WALKER
MADE IN U.S.A.

C B L

LOCATION

25 Dune Street

OWNER/AGENT

Enrico Filadelfo

51	R	23
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Feb. 2nd

Path 1 No. 9-101

[illegible]

November 16, 1977✓

Mr. George E. MacGowan, Jr.
5 Eastern Promenade
Portland, Maine 04101

Dear Mr. MacGowan:

Re: 25-27 Deane Street - 51-A-23
NCP-Oakdale
Neighborhood Conservation

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

Congratulations are extended to you for the general conditions 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.

ROOF - overall - worn shingles.
LEFT MIDDLE STEPS - sagging steps.
LEFT FRONT AND LEFT REAR WINDOWS - broken glass.
TRIM - overall - peeling paint.
WALLS - overall - loose and rotted

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
Neighborhood Conservation

By Lyle D. Noyes
Chief of Housing Inspections

Inspector _____

G. Bartlett
G. Bartlett

VW

SK-10EX

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name ROBERT

[illegible]

JK. CEX

NEIGHBORHOOD CONSERVATION STRUCTURE INSPECTION SCHEDULE

1) Insp. Name PARTELL

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) As-r's: Chart	7) Lot	8) Census: Tract	9) Blk.	10) Insp.	11) Form NO.
11/14/77		UCP-00K	S	23			16	512
12) Hous. No.	13) Sec. H. No.	14) Suff.	15) Direct	16) Street Name		17) St. Design.		
25-27				DEL RE		St		
18) Owner or Agent:						19) Status		20) Bldg's Rat.
GEORGE E. MACGOWAN, JR.						ABO		2
21) Address:						Zip Code:		
5 EASTERN PROMENADE						04101		
22) City and State: PTL, ME								
23) D. Units	24) Occ. D. U.s	25) Rm. Units	26) Occ. R. U.s	27) No. Occupants	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mat.
2	2							
33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date	
					Yes	No		
Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Loc.	Room Type	Area Type	Resp. Party
1		WO	SHINGLES		OA		RO	
2	SAGGING		STEP'S		LEM		SP'S	
3		BE	GLASS		LER		W'S	
4		PE	POINT		OA		TR	
5		W/RO	GUTTERS		OA		WAS	

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Department of Health & Social Services
Housing Inspections Division
Telephone: 775-5451 - Extension 448

✓ January 3, 1977

Mr. George E. MacGowen
5 Eastern Promenade
Portland, Maine 04101

Re: Premises located at 25 Deane Street, Portland, Maine 51-A-23

Dear Mr. MacGowen:

A re-inspection of the premises noted above was made on Dec. 30, 1976
by Housing Inspector Lesley.

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 Sept. 18, 1975.

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 1981.

Sincerely yours,
David C. Bittencourt
Director
Health & Social Services

Inspector

M. Leary
M. Leary

By

Lyle D. Royce
Chief of Housing Inspections

LDN:-1

ADMINISTRATIVE HEARING DECISION

City of Portland
Health & Social Services - Housing Division
Telephone: 775-3451 - Ext. 448
Mr. George E. MacGowen
5 Eastern Promenade
Portland, Maine 04101

Date April 14, 1976

DATE 12/30/76

Re: Premises located at 25 Deane Street, Portland, Maine 51-A-23

Dear Mr. MacGowen:

You are hereby notified as a result of a reinspection and your request for additional
time

on April 13, 1976, regarding our "Notice of Housing Conditions" at the above re-
ferred premises resulted in the decision noted below.

XX Expiration time extended to May 17, 1976 in order to complete the work now in
progress to correct the remaining 7 Housing Code violations as listed on the
attached sheet.

Notice modified as follows:

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

Very truly yours,

David C. Bittenbender, Director
Health & Social Services

By Lydia D. Hayer
Chief of Housing Inspections

In Attendance:

Mr. MacGowen

Inspector Leary

Encl. 1

ADMINISTRATIVE HEARING DECISION

City of Portland
Health & Social Services - Housing Division
Telephone: 775-5451 - Ext. 448

Date April 14, 1976

Mr. George E. MacGowen
5 Eastern Promenade
Portland, Maine 04101

DATE 12/30/76

Re: Premises located at 25 Deane Street, Portland, Maine 51-A-23

Dear Mr. MacGowen:

You are hereby notified that as a result of a reinspection and your request for additional time

on April 13, 1976, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration extended to May 17, 1976 in order to complete the work now in progress to correct the remaining 7 Housing Code violations as listed on the attached sheet.

Notice modified as follows:

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

Very truly yours,

David C. Birttenbender, Director
Health & Social Services

By Lytle D. Hayes
Chief of Housing Inspections

In Attendance:

Mr. MacGowen

Inspector Lear

Encl. 1

5 Deane Street (NOHC 9-18-75)

FIRST FLOOR

1. KITCHEN	Sink	Repair the leaking trap.	6a
2. BATHROOM	Sink	" "	6a
3. BATHROOM	Ceiling	Repair the frayed ceiling light.	8a
4. LEFT REAR BEDROOM	Window	Provide counter balance cords allowing window cash to remain elevated when opened.	3c

SECOND FLOOR

5. LIVING ROOM	Wall	Provide a duplex outlet.	8a
6. DINING ROOM	Wall	" "	8a
7. MIDDLE BEDROOM	Window	Replace missing parting head.	3c

ADDITIONAL VIOLATION

1. 1st FLOOR APT.	BATHROOM	Ceiling	Repair or replace frayed electrical wiring.	8a
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NOTICE OF HOUSING CONDITIONS

DU 2

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Mr. George E. MacGowan
5 Eastern Promenade -
Portland, Maine 04101

Ch.-B1 Lot: 51-A-23
Location: 25 Deane Street
Project: General
Issued: Sept. 18, 1975
Expires: Nov. 19, 1975

Dear Mr. MacGowan:

An examination was made of the premises at 25 Deane Street, Portland, Maine, by Housing Inspector Phipps. 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 Nov. 19, 1975. 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 re-inspection 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 maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,
David C. Bittenbender
(Acting)
Health Director

Inspector

D. Phipps

By

John D. Royce
Chief of Housing Inspections

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

- | | |
|---|----|
| 1. Repair loose, hanging boards on ceiling of first floor porch. | 3d |
| 2. Repair loose railing on rear porch. | 3d |
| 3. Replace broken baluster on rear porch. | 3d |
| 4. Replace broken glass in window of left middle cellar. | 3c |
| 5. Point up chimney above roofline. | 3e |
| 6. Repair inoperative light fixture in ceiling of second floor rear hall. | 8e |
| 7. Secure glass by replacing points and/or reglazing window - first floor rear hall. | 3c |
| 8. Determine the reason and remedy the condition causing leakage from pipes in cellar ceiling. | 6d |
| 9. Replace broken trends on stairs of cellar. | 3d |
| <u>First Floor</u> | |
| 10. Determine the reason and remedy the condition causing signs of leakage from ceilings of kitchen and bathroom. | 3b |
| 11. Repair the leaking trap under kitchen sink. | 6a |
| 12. Correct the condition causing the toilet to run in bathroom. | 6a |
| 13. Repair the leaking drain line from tub in bathroom. | 6a |
| 14. Correct the condition causing a cross-connection in the bathtub (at the fixture) in the bathroom. | 6a |
| 15. Secure glass by replacing points and/or reglazing window - pantry. | 3c |
| 16. Remove illegal wire from light fixture in pantry ceiling. | 8e |

CONTINUED....

25 Deane Street - continued

17.	Remove illegal extension cord running through doorway.	8a
18.	Provide counter balance cords allowing window sash to remain elevated when opened - left rear bedroom window.	3c
<u>Second Floor</u>		
19.	Repair loose plaster in ceiling of kitchen.	3b
20.	Remove peeling paint from bathroom ceiling.	3b
21.	Provide a duplex outlet in wall of living room.	8a
22.	Repair inoperative switch to light fixture in ceiling of entry.	8a
23.	Replace missing parting bead in middle bedroom window.	3c
24.	Correct the condition causing signs of leakage in front hall ceiling.	3b
25.	Correct the condition causing toilet to run in bath.	6a
26.	Repair the leaking cold water faucet in bathroom sink.	6a
27.	Correct the condition causing a cross connection at the fixture of the bathtub in the bathroom.	6a

LDN:rl

REINSPECTION RECOMMENDATIONS

INSPECTOR Ray G.

LOCATION 25 Duane St. St. A-25
PROJECT St. A-25
OWNER George C. MacKenzie

NOTICE OF HOLDING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2/18/75</u>	<u>1/19/75</u>				

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

DATE <u>12/3</u>	<u>m</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" HEARING NOTICE "POSTING RELEASE"
<u>1/3/76</u>	<u>m</u>	SATISFACTORY Rehabilitation in Progress Time Extended To <u>May 1, 1976</u>
<u>1/11</u>	<u>m</u>	Time Extended To <u>1/11/76</u>
<u>1/30</u>	<u>m</u>	Time Extended To <u>Sept 3, 1976</u>
		UNSATISFACTORY Progress Send "HEARING NOTICE" "FINAL NOTICE"
		"NOTICE TO VACATE" POST Entire POST Dwelling units
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken
<u>4/13/76</u>	<u>m</u>	INSPECTOR'S REMARKS: <u>There is no objection to the</u> <u>renewal</u>
<u>4/13/76</u>	<u>m</u>	<u>3 violations remain but will own</u> <u>time given</u> <u>time corrected</u>
<u>10/9</u>	<u>m</u>	
<u>12/1</u>	<u>m</u>	
INSTRUCTIONS TO INSPECTOR:		

