

26 Deering Avenue - 54-C-29



SHAW-WALKER
8503-1R

CERTIFICATE OF INSPECTION

DATE June 21, 1979

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

Mr. Allyn Lord
289 Beech Ridge Road
North Scarborough, Maine 04074

Re: Premises Located at 26 Deering Avenue, Portland, Maine NCP-WF 53-C-29

Dear Mr. Lord:

An inspection of the above referred premises was recently completed by Housing Inspector Leary.

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

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

Please do not hesitate to call this office if you have any questions regarding this notice.

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

Inspector Mark Leary
H. Leary

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

CERTIFICATE OF INSPECTION - June 21, 1979 26 Deering Avenue, Portland, Maine
NCP-WE 53-C-29

ITEMS NOTED AS POSSIBLE FUTURE PROBLEMS:

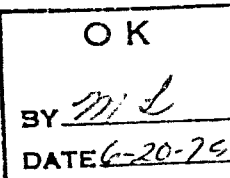
FRONT PORCH STAIR- broken tread.

ADMINISTRATIVE HEARING DECISION

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

Date March 9, 1979

Mr. Allyn Lord
189 Beech Ridge Road
North Scarborough, Maine 04074



Re: Premises located at 24 Deering Avenue, Portland, Maine MCP-WZ 53-C-79

Dear Mr. Lord:

You are hereby notified that as a result of a telephone conversation between
yourself and Inspector Leary, and your request for additional time
on March 8, 1979, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to May 12, 1979 in order to complete the work now
in progress to correct the remaining six (6) 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
dates, so that a "Certificate of Compliance" may be issued.

In Attendance:

Mr. Lord
Marlin Leary

Encl.

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

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

March 9, '979

Remaining Housing Code Violations to be corrected within time
extension granted on the attached "Administrative Hearing Decision"
NOHC-March 30, 1977 - 26 Deering Avenue, Portland, Maine MCP-WE
53-C-29

~~1. SECOND FLOOR FRONT HALL CEILING - repair loose and hanging light fixture.~~	~~8a~~
~~2. FRONT PORCH STAIRS - repair or replace broken tread.~~	~~3d~~
<u>FIRST FLOOR FRONT</u>	
~~3. KITCHEN FLOOR - repair loose boards.~~	~~3b~~
~~4. LIVING ROOM WINDOW - replace broken glass.~~	~~3c~~
<u>FIRST FLOOR REAR</u>	
~~5. REAR BEDROOM CEILING - remove loose and peeling paint.~~	~~3b~~
<u>SECOND FLOOR FRONT</u>	
~~6. BEDROOM WINDOW - replace rotted sash.~~	~~3c~~

* 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

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone - 75-5451 - Extension #448 - #358
Mr. Allyn Lord
255 Seach Ridge Road
North Scarborough, Maine 04074

Ch.-Bl.-Lot: 53-C-29
Location: 26 Deering Avenue
Project: NCP-West End
Issued: March 30, 1977
Expired: May 30, 1977

Dear Mr. Lord:

An examination was made of the premises at 26 Deering Avenue, 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 May 30, 1977. 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. 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.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector H. Leary

By Lyle D. Noves,
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

~~1-9~~ 1. OVERALL EXTERIOR ROOF - replace loose & worn shingles.	3c
~~1-3~~ 2. SECOND FLOOR FRONT - HALL CEILING - repair loose & hanging light fixture.	8e
~~1-9~~ 3. FIRST FLOOR FRONT - HALL FLOOR - secure loose and torn linoleum.	3b
~~1-9~~ 4. FIRST FLOOR FRONT - HALL FLOOR - repair loose boards.	3b
~~1-9~~ 5. FIRST FLOOR FRONT - HALL WINDOW - replace broken glass.	3c
~~2-4~~ 6. FRONT PORCH STAIRS - repair or replace broken tread.	3d
~~3-5~~ 7. FIRST FLOOR FRONT - KITCHEN FLOOR - repair loose boards.	3b
~~1-9~~ 8. LIVING ROOM WINDOW - replace missing counter-balance cords allowing window sash to remain elevated when opened.	3c
~~4~~ 9. FIRST FLOOR REAR - REAR - BEDROOM CEILING - remove loose and peeling paint.	3b
~~5-6~~ 10. REAR - BEDROOM WINDOW - secure the glass by replacing points and/or reglazing window.	3c
~~6~~ 11. SECOND FLOOR FRONT - At the time of the survey, we were unable to gain access to the second floor front apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.	

continued

vw

Jeering Avenue cont.

SECOND FLOOR REAR

- ~~11. KITCHEN WINDOW - secure the glass by replacing points and/or reglazing w/ low~~ 3c
~~12. KITCHEN WINDOW - repair or replace broken parting bead.~~ 3c

* 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.

REINSPECTION RECOMMENDATIONS

INSPECTOR H. J. [unclear]

LOCATION 2nd St. & [unclear]
PROJECT [unclear]
OWNER [unclear]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-30-71	5-30-71				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	☒	"POSTING RELEASE"
6-2-71	SATISFACTORY Rehabilitation in Progress	☒	
	Time Extended To: <u>October 12, 1971</u>		
1-9-72	Time Extended To: <u>February 1, 1972</u>		
5-1-72	Time Extended To: <u>June 1, 1972</u>		
	UNSATISFACTORY Progress Send "HEARING NOTICE"		"FINAL NOTICE"
	"NOTICE TO VACATE" POST Ent <u> </u> POST Dwel ng Units <u> </u>		
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken <u> </u>		
INSPECTOR'S REMARKS:	<u>Team Apple in [unclear] [unclear]</u> <u>1-9-71 [unclear] [unclear]</u> <u>4 violations [unclear]</u> <u>1 violation [unclear]</u> <u>Not owner of property [unclear]</u> <u>Sub owner [unclear]</u> <u>1 violation [unclear]</u> <u>Send [unclear] [unclear]</u>		
INSTRUCTIONS TO INSPECTOR: <u> </u>			

26 DEERING AVE.

Housing



P 755 081 943

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Allyn Lord	
Street and No.	
RR 4 - Box 420	
P.O., State and Zip Code	
Gorham, ME 04038	
Postage	\$
Cert. 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
U.S.G.P.O. 1983 433-517

Re: 26 Deering Ave. - Arthur Rowe - Hous.

● SENDER: Complete items 1, 2, 3, and 4. Add your address in the "RETURN TO" box 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 ☐ RESTRICTED DELIVERY (The restricted delivery fee is charged in addition to the return receipt fee.)	
TOTAL \$	
2. ARTICLE ADDRESSED TO: Allyn Lord RR 4 - Box 420 Gorham, ME 04038	
4. TYPE OF SERVICE: ☐ REGISTERED ☐ INSURED ☒ CERTIFIED ☐ COD ☐ EXPRESS MAIL	ARTICLE NUMBER 081 943
(Always obtain signature of addressee or agent)	
I have received the article described above. SIGNATURE ☐ Addressee ☐ Authorized agent <i>Daniel A. Lord</i>	
DATE OF DELIVERY 7/20/85	
6. ADDRESSEE'S ADDRESS (Only if requested)	
7. UNABLE TO DELIVER DISCOUNT	7b. EMPLOYEE'S INITIALS

Re: 26 Deering Ave. - A. Rowe



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 18, 1985

Allyn Lord
RR 4 - Box 420
Gorham, ME 04038

Re: 26 Deering Ave. WE

Dear Ms. Lord:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Rowe of the property owned by you at 26 Deering Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

APT. #2

1. BATHROOM - ceiling - damaged.

APT. #3

2. BATHROOM - toilet - loose.

APT. #4

3. BATHROOM - shower - rusted.
4. BEDROOM - window - missing parting bead.
5. BEDROOM - window - missing sash cords.
6. INFESTATION - throughout - mice.

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 August 1, 1985.

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

Arthur Rowe
Code Enforcement Officer - Arthur Rowe (8)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 4
CHART-BLOCK-LOT - 53-C-29
LOCATION: 26 Deering Avenue

(WEST END)

DISTRICT: 7
ISSUED: October 3, 1990
EXPIRES: December 3, 1990

Anthony Quattrucci
99 Rustic Lane
Portland, ME 04103

Dear Mr. Quattrucci:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 26 Deering Avenue by Code Enforcement Officer A. Addato for H. Irving. 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 Dec. 3, 1990. 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.

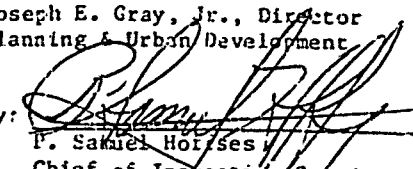
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

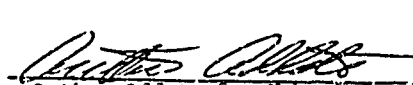
Please contact this office if you have any questions regarding this order.

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

Very truly yours,

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

By: 
P. Samuel Hennessey
Chief of Inspection Services


Arthur Addato for Hubert Irving (8)
Code Enforcement Officer

Attachments

jmrc 389 CONGRESS STREET • PORTLAND, MAINE 04101 • TEL: 855-2222

HOUSING INSPECTION REPORT

OWNER: Anthony Quattrucci

LOCATION: 26 Deering Ave. 53-C-29

CODE ENFORCEMENT OFFICER: Arthur Adlato for Hubert Irving (8)

HOUSING CONDITIONS DATED: Oct. 3, 1990

EXPIRES: Dec. 3, 1990

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. EXTERIOR OVERALL LEFT - yard - rubbish and debris. | 109-4 |
| 2. EXTERIOR LEFT YARD - fence - fire escape obstructed. | 116-2 |
| 3. EXTERIOR MIDDLE CELLAR - ceiling - exposed wiring. | 113 |
| 4. EXTERIOR OVERALL CELLAR - floor - excessive debris. | 109-4 |
| 5. EXTERIOR MIDDLE CELLAR - floor - unapproved support posts. | 108-23 |
| 6. INTERIOR FIRST FLOOR, APT. #1 - bathroom ceiling - provide ventilation -
mechanical or natural. | 112 |

Wax

389 CONGRESS STREET • PORTLAND, MAINE 04101

Owner or Agent Anthony J. Strucco
Address 99 Rustic Lane 04103
City

Stand. 1st: _____ N.O.H.C. ✓ L.O.D. _____

Owner or Agent William J. [illegible]
Address 77 Pacific Ave 04103

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X				OR/LE/Yd.	RU/DEB.	109.4
2	X				LE/Yd/FF	FIRE - ESCAPE - OBSTRUCTED	116.2
3	X				MI/CE/CL	EXPOSED - WIRING	113
4	X				OR/CE/FL	EXCESSIVE - DEbris	109.4
5	X				MI/CE / FL	UN-APPROVED-SUPPORT POST'S	108.2
6		X	1	1	BH / CL	PROVIDE - VENTILATION (MECHANICAL OR NATURAL)	112

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

AUGUST 05, 1997

CITY OF PORTLAND

QUATTRUCCI GAETANO
60 WOODVALE ST
PORTLAND ME 04102

Re: 26 DEERING AVE
CBL: 053--C-029-001-01
DU: 4

Dear Ms. Quattrucci:

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. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

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,

David Jordan Lee
David Jordan
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc.Offc./ Field Supv.

