

266-268 Lanforth Street

NDP-1345 II



SHAW-WALKER

#8513-1R

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. & Mrs. Robert & Judith H. Thayer
162 1/2 Broadway
South Portland, Maine 04106

DU 6

Ch. 57 Blk. F Lot 4, 5
Location: 266-268 Danforth St.

Project: NCP-NDP
Issued: April 19, 1983
Expires: July 19, 1983

Dear Mr. & Mrs. Thayer:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 266-268 Danforth Street, Portland, Maine by Code Enforcement Officer Merlin Leary. Violations of Chapter 337 of the Municipal Codes (Minimum Standards for Housing) 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 July 19, 1983. 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 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 decent, safe, and sanitary housing for all of Portland's residents.

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

By Lyle D. Royes,
Inspection Services Division

Code Enforcement Officer Merlin Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Robert & Judith H. Thayer CODE ENFORCEMENT OFFICER - M. Leary (5)

266-268 Danforth Street, Portland, Maine 57-F-4, 5 NCP-NDP Notice of Housing Conditions
DATED: April 19, 1983 EXPIRES: July 19, 1983

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

	SEC. (S)
1. FIRST & THIRD FLOOR LEFT PORCH - floor - broken decking.	3-a
* 2. FIRST & THIRD FLOOR LEFT REAR & RIGHT REAR HALL - door and windows - broken glass.	3-c
* 3. FIRST FLOOR LEFT REAR HALL - ceiling - frayed electrical wiring.	8-e
4. THIRD FLOOR RIGHT HALL - wall - missing switch cover.	8-e
* 5. THIRD FLOOR RIGHT HALL - wall - broken switch.	8-e
* 6. THIRD FLOOR RIGHT REAR HALL - wall - broken plaster.	3-b
7. FIRST & THIRD FLOOR RIGHT FRONT & LEFT REAR HALL - ceilings - loose and peeling paint.	3-b
8. FIRST FLOOR RIGHT FRONT HALL - stairway - loose safety rail.	3-d
* 9. RIGHT REAR CELLAR - ceiling - broken light fixture.	8-e
*10. LEFT FRONT CELLAR - ceiling - inoperative light fixture.	8-e
<u>FIRST FLOOR RIGHT</u>	
11. KITCHEN - sink - rotted wall.	3-b
12. KITCHEN - sink - missing grout and caulking.	3-b
13. BATHROOM - tub - cross connection.	6-d
*14. LIVING ROOM - wall - broken plaster.	3-b
<u>SECOND FLOOR RIGHT</u>	
*15. KITCHEN - wall - illegal stack.	3-e
16. BATHROOM - tub - cross connection.	6-d
17. REAR BEDROOM - ceiling - loose and peeling paint.	3-b
<u>THIRD FLOOR RIGHT</u>	
18. KITCHEN - floor - loose and buckled tiles.	3-b
*19. LIVING ROOM - flue - illegal stack.	3-e
<u>FIRST FLOOR LEFT</u>	
20. KITCHEN - flue - missing cover.	3-e
*21. BATHROOM - rotted sub floor.	3-b
22. BATHROOM - floor - loose and broken tiles.	3-b
*23. BATHROOM - lavatory - illegal plumbing repair.	6-d
*24. BATHROOM - inoperative lavatory.	6-d
<u>SECOND FLOOR LEFT</u>	
*25. KITCHEN - sink - leaking hot water faucet.	6-d
*26. LIVING ROOM - door - broken frame.	3-b
27. BATHROOM - ceiling - missing tiles.	3-b
28. BATHROOM - tub - cross connection.	6-d
*29. BATHROOM - ceiling - inoperative light fixture.	8-e

Continued:

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Robert & Judith H. Thayer CODE ENFORCEMENT OFFICER - M. Leary (5)
266-268 Danforth Street, Portland, Maine 57-F-4, 5 MP-NOP Notice of Housing Conditions
DATED: April 19, 1983 EXPIRES: July 19, 1983

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

SEC. (S)

Continued:

THE DOOR LEFT

- *30. KITCHEN - window - broken glass.
- 31. KITCHEN - window - missing points and glazing.
- 32. KITCHEN - sink - missing grout.
- 33. KITCHEN - sink - rotted wall.
- 34. BATHROOM - tub - cross connection.
- *35. LIVING ROOM - door - broken glass.
- 36. MIDDLE BEDROOM - window - missing counterbalance cords.
- *37. MIDDLE BEDROOM - ceiling - inoperative light fixtures.

3-c
3-c
3-b
3-b
6-d
3-b
3-c
3-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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. & Mrs. Robert & Judith H. Thayer
1685 Broadway
South Portland, Maine 04106

DU 6

Ch. 57 Blk. P Lot 4, 5
Location: 266-268 Danforth St.

Project: NCP-NDP
Issued: April 19, 1983
Expires: July 19, 1983

Dear Mr. & Mrs. Thayer:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 266-268 Danforth Street, Portland, Maine by Code Enforcement Officer Merlin Leary. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 July 19, 1983. 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 Code Standards.

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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 Lyle D. Koyes,
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Robert & Judith H. Thayer CODE ENFORCEMENT OFFICER - M. Leary (5)
 266-268 Danforth Street, Portland, Maine 57-F-4, 5 NCP-NDP Notice of Housing Conditions
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	SEC. (S)
1. FIRST & THIRD FLOOR LEFT PORCH - floor - broken decking.	3-d
* 2. FIRST & THIRD FLOOR LEFT REAR & RIGHT REAR HALL - door and windows - broken glass.	3-c
* 3. FIRST FLOOR LEFT REAR HALL - ceiling - frayed electrical wiring.	8-e
4. THIRD FLOOR RIGHT HALL - wall - missing switch cover.	8-e
* 5. THIRD FLOOR RIGHT HALL - wall - broken switch.	8-e
* 6. THIRD FLOOR RIGHT REAR HALL - wall - broken plaster.	3-b
7. FIRST & THIRD FLOOR RIGHT FRONT & LEFT REAR HALL - ceilings - loose and peeling paint.	3-b
8. FIRST FLOOR RIGHT FRONT HALL - stairway - loose safety rail.	3-d
* 9. RIGHT REAR CELLAR - ceiling - broken light fixture.	8-e
* 10. LEFT FRONT CELLAR - ceiling - inoperative light fixture.	8-e
<u>FIRST FLOOR RIGHT</u>	
11. KITCHEN - sink - rotted wall.	3-b
12. KITCHEN - sink - missing grout and caulking.	6-d
13. BATHROOM - tub - cross connection.	3-b
* 14. LIVING ROOM - wall - broken plaster.	
<u>SECOND FLOOR RIGHT</u>	
* 15. KITCHEN - wall - illegal stack.	3-e
16. BATHROOM - tub - cross connection.	6-d
17. REAR BEDROOM - ceiling - loose and peeling paint.	3-b
<u>THIRD FLOOR RIGHT</u>	
18. KITCHEN - floor - loose and buckled tiles.	3-b
* 19. LIVING ROOM - flue - illegal stack.	3-e
<u>FIRST FLOOR LEFT</u>	
20. KITCHEN - flue - missing cover.	3-e
* 21. BATHROOM - rotted sub floor.	3-b
22. BATHROOM - floor - loose and broken tiles.	3-b
* 23. BATHROOM - lavatory - illegal plumbing repair.	6-d
* 24. BATHROOM - inoperative lavatory.	6-d
<u>SECOND FLOOR LEFT</u>	
* 25. KITCHEN - sink - leaking hot water faucet.	3-b
* 26. LIVING ROOM - door - broken frame.	3-b
27. BATHROOM - ceiling - missing tiles.	6-d
28. BATHROOM - tub - cross connection.	8-e
* 29. BATHROOM - ceiling - inoperative light fixture.	

Continued

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Robert & Judith H. Thayer CODE ENFORCEMENT OFFICER - M. Leary (5)
266-268 Danforth Street, Portland, Maine 57-F-4, 5 NCP-NDP Notice of Housing Conditions
DATED: April 19, 1983 EXPIRES: July 19, 1983
ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM
STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

SEC. (S)

Continued:

THIRD FLOOR LEFT

- *30. KITCHEN - window - broken glass.
- 31. KITCHEN - window - missing points and glazing.
- 32. KITCHEN - sink - missing grout.
- 33. KITCHEN - sink - pitted wall.
- 34. BATHROOM - tub - cross connection.
- *35. LIVING ROOM - door - broken glass.
- 36. MIDDLE BEDROOM - window - missing counter balance cords.
- *37. MIDDLE BEDROOM - ceiling - inoperative light fixtures.

3-c
3-c
3-b
3-b
6-d
3-b
3-c
8-e

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

City of Portland

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name M Leary

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr. v. Chart	6) Bl.	7) Lot	8) Census Tract	9) Bk.	10) Insp.	11) Form No.
4-15-83	NCP	NDD	57	F	4-5			5	
12) House No.	13) Sec. H. No.	14) Suf.	15) Direct	16) Street Name				17) St. Design.	
266-26E				Dartmouth				Street	
18) Owner or Agent: Mr & Mrs Robert L. Smith, A. Thayer								19) Status	20) Bldg's Pat.
								FIBO	3

21) Address: 1689 Broadway Zip Code: 04106

22) City and State: South Portland, Maine

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. 32) O. Bs

6 5 14 Semi-Dr 3 Wood No

33) C. H. 34) Photo 35) Zoned For 36) Actual and Use 37) D. D. 38) Lks. Ad. Bldg. Fac. 39) Disp. 40) Closing Date

Yes No Yes No

Viol. No. Remedy Cond. Violation Description FL No. L Room Area Resp. Code Sect. Viol. Rem. Date

1/3 LE PO FI 2 3D

1/3 LE HA DO 2 3C

1 LE HA CL 2 PE

3 RI HA WA 2 PE

3 RI HA WA 2 PE

3 RI HA WA 2 PE

3 RI HA WA 2 PE

1/3 RI HA CLS 2 3D

1 RI HA SPW 2 3D

RI CE CL 2 PE

LEF CE CL 2 PE

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP.				3) FORM NO.				
4	1	5	23	5								
5) TENANT'S NAME				5) Flr #	6) Location	7) Rmg. To	8) #Rms	9) #Peo	10) #All'd	11) Slip		
VIA DRAFT				1	RI	DU	6	0	9	2		
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'rg	22) Lav	23) Bath	24) Flush
					NO	GAS	YES	YES	LG	PL	PB	PL
Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. - Date			
11		RO	Wall		KI	SK	2	7B				
12		N	Grout & caulking		KI	SK	2	7B				
13			Cross-connections		Bath	tub	2	6U				
14		BR	Plaster		LI	WA	2	3B				

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP				3) FORM NO				
4/15/83				5								
4) TENANT'S NAME				5) Flr #	6) Location	7) Reg. To	8) #Rms	9) #Peo	10) #All'd	11) Sls		
WELMIA O'DELL				2	R1	DU	4	2	6	2		
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) Sk'ng	22) Lav	23) Bath	24) Flus.
					NO	Gas	YES	YES	LC	PL	PB	DE
Viol No	Remedy	Cond.	Violation	Location	Type	Type	Resp Party	Code Sect Violated	Viol. Rem.	Date		
*15		IL	Stack		KI	WIF	2	3E				
16			Cross Connection		Bath	tub	2	6D				
17		LO/PE	Paint	RE	BE	CL	2	3B				

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSPECTION DATE 4 / 15 / 80				2) ISSUED 5				3) FORM NO.				
4) TENANT'S NAME DAVID ANTONIO NE				5) Flr # 3	6) Location P1 DU	7) Pub. Tr. 5	8) #Rms 2	9) #Peo 2	10) #A. I. d. 2	11) St.		
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn	18) Heat	19) Hot Water Recm	20) Hot Water Recm	21) Ck'ng	22) Lav	23) Bath	24) Flus.
					22	Gas	YES	YES	LC	PL	RB	PF
Viol No	Remedy	Cond	Violation	Location	Type	Time	Resp Party	Code Sect Violated	Violation	Rem. Date		
18		10/BU	Tilp		K1	Floor	2	3B				
*19		1L	Stack		L1	Floor	2	3E				

Housing Inspection

DWELLING UNIT SCHEDULE

• **RESEARCH**

Housing Inspection

DWELLING UNIT SCHEDULE



City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE 4 / 5 83				2) INSP. 5				3) FORM NO.				
4) TENANT'S NAME D. E. B. O. R. A. H. G. O. R. D. O. W.				5) Flr # 3	6) Location LE	7) Rmg. Tp DU	8) #Rms 5	9) #Peo 2	10) #All'd. 7	11) Slp 2		
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat GAS	19) Hot Water YES	20) Dual Egress YES	21) Ck'ng LE	22) Lav PL	23) Bath DB	24) Flusi D-
Viol No	Remedy	Cond.	Violation	Location	Type	Area Type	Resp Party	Code Sect Violated	Violation Rem. Date			
*30		BR	Glass		KI	WI	2	3C				
31		MI	Points & glazing		KI	WI	2	3C				
32		MI	Grout		KI	SK	2	3B				
33		RO	Wall		KI	SK	2	3B				
34			Cross Connections		BE	tub	2	6D				
*35		BR	Glass		LI	DO	2	3B				
36		MI	Counter balance cords	MI	BE	WI	2	3C				
*37		IN	Light Fixture	MI	BE	CL	2	8E				

P28 8659122

RECEIPT FOR REGISTERED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO		Mr. Harold Lipoff	
STREET AND NO		82 Park Avenue	
PO BOX STATE AND ZIP CODE		Portland, Maine 04101	
POSTAGE		5	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE		
	SPECIAL DELIVERY		
	RESTRICTED DELIVERY		
	OPTIONAL SERVICES		
	RETURN RECEIPT SERVICE		
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY			
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY			
TOTAL POSTAGE AND FEES		5	
POSTMARK OR DATE			

PS Form 3800, Apr. 1976

Re: 268 Danforth St. - Leary

PS Form 3811 AUG. 1978

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

1. The following service is requested (check one):
☐ Show to whom and date delivered.
☐ Show to whom, date, and address of delivery.
☐ RESTRICTED DELIVERY.
Show to whom and date delivered.
☐ RESTRICTED DELIVERY.
Show to whom, date, and address of delivery \$
(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
Mr. Harold Lipoff
82 Park Avenue
Portland, Maine 04101

3. ARTICLE DESCRIPTION:
REGISTERED NO. CERTIFIED NO. INSURED NO.
8659122

(Always obtain signature of addressee or agent.)
I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
4. DATE OF DELIV Y
5. ADDRESS (Complete only if requested)
6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

Re: 268 Danforth St. - LEARY

★GPO : 1978-272-932

REQUEST FOR SERVICE *4:50 today* PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	<i>12-15-80</i>	BY	<i>Joyel</i>	DISTRICT	<i>Leary</i>
REQUEST BY	NAME	<i>John Stackhouse - 773-1848</i>			
	ADDRESS	<i>268 Dunforth - apt. 1 - 1st FL.</i>			
OWNER	NAME	<i>Harold Lepoff</i>			
	ADDRESS	<i>268 Dunforth - apt. 1 - 1st FL.</i>			
CONDITIONS	ADDRESS	<i>268 Dunforth - apt. 1 - 1st FL.</i>			

insufficient heat.

COMMENTS *Send a little of Delphi in computer hookup of gas heater. Appliance code into book. Inspection code assembly from 1st floor*

SPECIAL INSTRUCTIONS			
DIVISION	SANITATION	HOUSING	NURSING
	ROUTINE	SPECIAL	
PRIORITY	URGENT	REPORT TO	

BY *ML*
DATE *12/15/80*

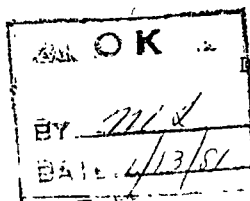


CITY OF PORTLAND

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

December 17, 1980

Mr. Harold Lepoff
82 Park Avenue
Portland, Maine 04101



Re: 268 Danforth St. 51-F-4,5 NCP-NDP
First Floor Apartment

Dear Mr. Lepoff:

We recently received a complaint and an inspection was made by Housing Inspector Merlin Leary of the property owned by you at 268 Danforth St., Portland, Me., you are hereby ordered to correct the following substandard housing conditions:

- 1. ~~LIVING ROOM - front hall - illegal extension cord. 8-d~~
- 2. ~~GAS FLUE STACK - missing collar. 9-c~~
- 3. ~~FRONT HALL - door - inoperative latch assembly. 3-c~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 17, 1981.

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

By Lyle D. Moyes
Lyle D. Moyes
Housing Code Administrator

Inspector Merlin Leary
Merlin Leary

jmr

RE INSPECTION RECOMMENDATIONS

INSPECTOR Leary

LOCATION 268 Davenport St

PROJECT NDD

OWNER Lepoff

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12-12-80</u>	<u>1-17-81</u>				

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" _____
	SATISFACTORY Rehabilitation in Progress
	Time Extended To: _____
	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 _____

1-13-81 INSPECTOR'S REMARKS: All violations corrected

INSTRUCTIONS TO INSPECTOR: _____

X

C E R T I F I C A T E
O F
C O M P L I A N C E

CITY OF PORTLAND

July 9, 1979 ✓

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

Harold Lepoff
82 Park Avenue
Portland, Maine 04101

Re: Premises located at 266-268 Danforth Street, Portland, Maine NCP-NDP
57-F-4-5

Dear Mr. Lepoff:

A re-inspection of the premises noted above was made on June 26, 1979
by Housing Inspector Gough.

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 Dec. 15, 1978.

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 July 1984.

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

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

Inspector M. Gough

M. Gough

vw

NOTICE OF HOUSING CONDITIONS

DU 6

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

Ch - Bl - Lot: 57-F-4-5
Location: 266 Danforth Street
Project: N 10000
Issued: December 17, 1978
Expired: March 15, 1979

Harold Lepoff
82 Park Avenue
Portland, Maine 04101

OK
BY [Signature]
DATE 3-6-79

Dear Mr. Lepoff:

An examination was made of the premises at 266-268 Danforth Street, Portland, Maine, by Housing Inspector Gough. 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 March 15, 1979. 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. Gough

By [Signature]
Lyle D. Noyes,
Chief of Housing Inspections

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

- | | |
|--|----|
| 1. CHIMNEY - point up chimney above roofline. | 3e |
| 2. CHIMNEY - replace missing bricks in chimney above roofline. | 3e |
| 3. FIRST, SECOND & THIRD FLOORS - LEFT FRONT HALL CEILING - replace loose plaster. | 3b |
| 4. LEFT & RIGHT CELLAR - repair inoperative central heating systems. | 4e |
| 5. REPAIR LEAKING WATER PIPE. | 4e |
| 6. LEFT FRONT FURNACE - provide thermal cut-off switch. | 3c |
| 7. LEFT CELLAR WINDOW - replace broken glass. | 4e |
| 8. LEFT FRONT CELLAR - make the furnace airtight. | 3e |
| 9. FIRST, SECOND & THIRD FLOORS - LEFT FRONT HALL CEILING - replace frayed wires to light fixture. | 3b |
| 10. FIRST FLOOR RIGHT REAR HALL CEILING - replace missing plaster. | 3e |
| 11. SECOND FLOOR - RIGHT REAR HALL CEILING - replace inoperative light fixture. | 3b |
| <u>FIRST FLOOR LEFT</u> | |
| 12. LIVING ROOM CEILING - repair loose tiles. | 3b |
| 13. BATHROOM CEILING - repair inoperative light. | 3e |
| 14. BATHROOM WALL - replace broken switch. | 3e |
| 15. BATHROOM WALL - remove temporary wiring. | 3e |
| continued | |
| vw | |

December 15, 1978

continued

NCHC 266-268 Danforth Street, Portland, Maine NCP-NDP 57-F-4-5

SECOND FLOOR LEFT

- ~~16. KITCHEN - replace broken door frame. 3d~~
- ~~17. KITCHEN WALL - remove temporary wiring. 8a~~
- ~~18. LIVING ROOM CEILING - repair the inoperative light fixture. 8a~~
- ~~* 19. BATHROOM CEILING & WALL - determine the reason and remedy the condition causing leakage. 3a~~

THIRD FLOOR LEFT

- ~~* 20. BATHROOM CEILING - repair loose light fixture. 8a~~
- ~~21. FRONT BEDROOM WINDOW - replace broken glass. 3c~~
- ~~22. FRONT BEDROOM WINDOW - provide counter-balance cords allowing window sash to remain elevated when opened. 3c~~

SECOND FLOOR RIGHT

- ~~* 23. KITCHEN CEILING - replace inoperative light fixture. 8a~~
- ~~24. BATHROOM CEILING - repair loose plaster. 3b~~
- ~~* 25. BATHROOM CEILING - repair loose light fixture. 8a~~
- ~~* 26. MIDDLE BEDROOM CEILING - replace illegal wiring. 8a~~

THIRD FLOOR RIGHT

- ~~* 27. KITCHEN WALL - replace single electric outlet with duplex electrical outlet. 8a~~

* 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.

REINSPECTION RECOMMENDATIONS

INSPECTOR G. J. [Signature]

LOCATION 216 W 1st St - 1st Fl

PROJECT W.P.

OWNER Don [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
1215	3-15-78				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>15</u> POSTING RELEASE <u>15</u>
<u>6-6-79</u>	<u>MLG</u>	
		SATISFACTORY Rehabilitation in Progress
<u>6-6-79</u>	<u>MLG</u>	Time Extended To: <u>OK TO 7-6-79</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>6-6</u>	<u>MLG</u>	INSPECTOR'S REMARKS: <u>good job 3 items left -</u>
<u>6-26</u>	<u>MLG</u>	<u>DTT</u>
		<u>Owner very cooperative. Def C good job done</u>

		INSTRUCTIONS TO INSPECTOR: _____

266-268 PANFORTH STREET

Housing

CERTIFICATE
OF
COMPLIANCE

DATE: May 8, 1985

DU: 6

CITY OF PORTLAND

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

Mr. & Mrs. Robert & Judith H. Thayer
1689 Broadway
South Portland, Me 04106

Re: Premises located at 260-268 Danforth St. Portland, Me 57-F-4,5 HCP-NDP

Dear Mr. & Mrs. Thayer:

A re-inspection of the premises noted above was made on May 8, 1985
by Code Enforcement Officer Merlin 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 April 19, 1983

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 May 1990

Sincerely yours,

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

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

Merlin Leary
Code Enforcement Officer Merlin Leary (5)

jan

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

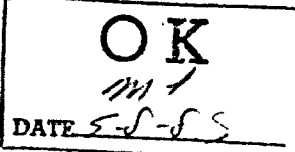
Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. & Mrs. Robert & Judith H. Thayer
1689 Broadway
South Portland, Maine 04106

DJ 6

Ch. 57 Blk. F Lot 4, 5
Location: 266-268 Danforth St.

Project: NCP-NDP
Issued: April 19, 1983
Expires: July 19, 1983



Dear Mr. & Mrs. Thayer:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 266-268 Danforth Street, Portland, Maine by Code Enforcement Officer Merlin Leary. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 July 19, 1983. 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 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 decent, safe, and sanitary housing for all of Portland's residents.

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

By Lyle D. Moyes
Lyle D. Moyes,
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Robert & Judith H. Thayer CODE ENFORCEMENT OFFICER - M. Leary (5)
 266-268 Danforth Street, Portland, Maine 57-F-4, 5 NCP-NDP Notice of Housing Conditions
 DATED: April 19, 1983 EXPIRES: July 19, 1983

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

1. FIRST & THIRD FLOOR LEFT PORCH - floor - broken decking.	SEC. (S)
2. FIRST & THIRD FLOOR LEFT REAR & RIGHT REAR HALL - door and windows - broken glass.	3-d
3. FIRST FLOOR LEFT REAR HALL - ceiling - frayed electrical wiring.	3-a
4. THIRD FLOOR RIGHT HALL - wall - missing switch cover.	8-e
5. THIRD FLOOR RIGHT HALL - wall - broken switch.	8-e
6. THIRD FLOOR RIGHT REAR HALL - wall - broken plaster.	8-e
7. FIRST & THIRD FLOOR RIGHT FRONT & LEFT REAR HALL - ceilings - loose and peeling paint.	3-b
8. FIRST FLOOR RIGHT FRONT HALL - stairway - loose safety rail.	3-b
9. RIGHT REAR CLOSET - ceiling - broken light fixture.	3-d
10. LEFT FRONT CLOSET - ceiling - inoperative light fixture.	8-e
FIRST FLOOR RIGHT	
11. KITCHEN - sink - rotted wall.	
12. KITCHEN - sink - missing grout and caulking.	3-b
13. BATHROOM - tub - cross connection.	3-b
14. LIVING ROOM - wall - broken plaster.	6-d
	3-b
SECOND FLOOR RIGHT	
15. KITCHEN - wall - illegal stack.	
16. BATHROOM - tub - cross connection.	2-a
17. REAR BEDROOM - ceiling - loose and peeling paint.	6-d
	3-b
THIRD FLOOR RIGHT	
18. KITCHEN - floor - loose and buckled tiles.	
19. LIVING ROOM - flue - illegal stack.	3-b
	3-e
FIRST FLOOR LEFT	
20. KITCHEN - flue - missing cover.	
21. BATHROOM - rotted sub floor.	3-e
22. BATHROOM - floor - loose and broken tiles.	3-b
23. BATHROOM - lavatory - illegal plumbing repair.	3-b
24. BATHROOM - inoperative lavatory.	6-d
	6-d
SECOND FLOOR LEFT	
25. KITCHEN - sink - leaking hot water faucet.	
26. LIVING ROOM - door - broken frame.	6-d
27. BATHROOM - ceiling - missing tiles.	3-b
28. BATHROOM - tub - cross connection.	3-b
29. BATHROOM - ceiling - inoperative light fixture.	6-d
	8-e

Continued:

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Robert & Judith H. Thayer CODE ENFORCEMENT OFFICER - M. Leary (5)

266-268 Danforth Street, Portland, Maine 57-F-4, 5 NCP-MDP Notice of Housing Conditions
DATED: April 19, 1983 EXPIRES: July 19, 1983

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

Continued:

SEC. (S)

THIRD FLOOR LEFT

*30. KITCHEN window broken glass.	3-c
31. KITCHEN window missing points and glazing.	3-c
32. KITCHEN sink missing grout.	3-b
33. KITCHEN sink rotted wall.	3-b
34. BATHROOM tub cross connection.	6-d
*35. LIVING ROOM door broken glass.	3-b
36. MIDDLE BEDROOM window missing counterbalance cords.	3-c
*37. MIDDLE BEDROOM ceiling inoperative light fixtures.	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.

INSPECTOR LearyPROJECT NDPOWNER Robert Taylor

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
4-19-83	7-19-83				

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" _____
5-5-84		
7-28-84	11/1	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>October 2,</u>
8-20	11/1	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 _____

9-2-83 INSPECTOR'S REMARKS: Mr. Thayer has a loan on the
building. I will be preparing documents to
convert to make 2 apts on the first floor. This
will change it to nine units.
8-31-84 The South of property the apartment will
be 268, 269, 270. Unit 11 will be a 2 p. The remainder
of the housing code will be updated
7-20-84 4 violations remaining
5-5-85 all violations corrected

INSTRUCTIONS TO INSPECTOR: _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 7, 1992

Judith Thayer
40 Fickett St
So. Portland, ME 04106

Re: 266-268 Danforth St
CBL #: 057-F-004
DU: 8

Dear Ms Thayer,

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

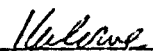
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before July 7, 1992. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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 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 residence.

Sincerely,


Kathleen Lowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 266-268 Danforth St
Housing Conditions Date: May 7, 1992
Expiration Date: July 7, 1992

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

266

1. Apt 1 - Bathroom - Damaged floor

268

1. 3rd fl - Rear Interior Hall - Excess Debris
2. Side Exterior Stairs - Broken Tread
3. Side Exterior Stairs - Missing Handrail

Inspection Services
P. Samuel Hoffses
Chief

JUNE 13, 1996



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

THAYER JUDITH A
40 FICKETT ST
SOUTH PORTLAND ME 04106

Re: 266 DANFORTH ST
CBL: 057- F-304
CU: 8

Dear Ms. Thayer:

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. EXT - REAR ENTRIES - | 108.40 |
| BALUSTERS ARE INADEQUATE | |
| 2. EXT - BASEMENT - | 108.30 |
| GLAZING IS BROKEN | |
| 3. INT - OVERALL - | 113.50 |
| HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | |

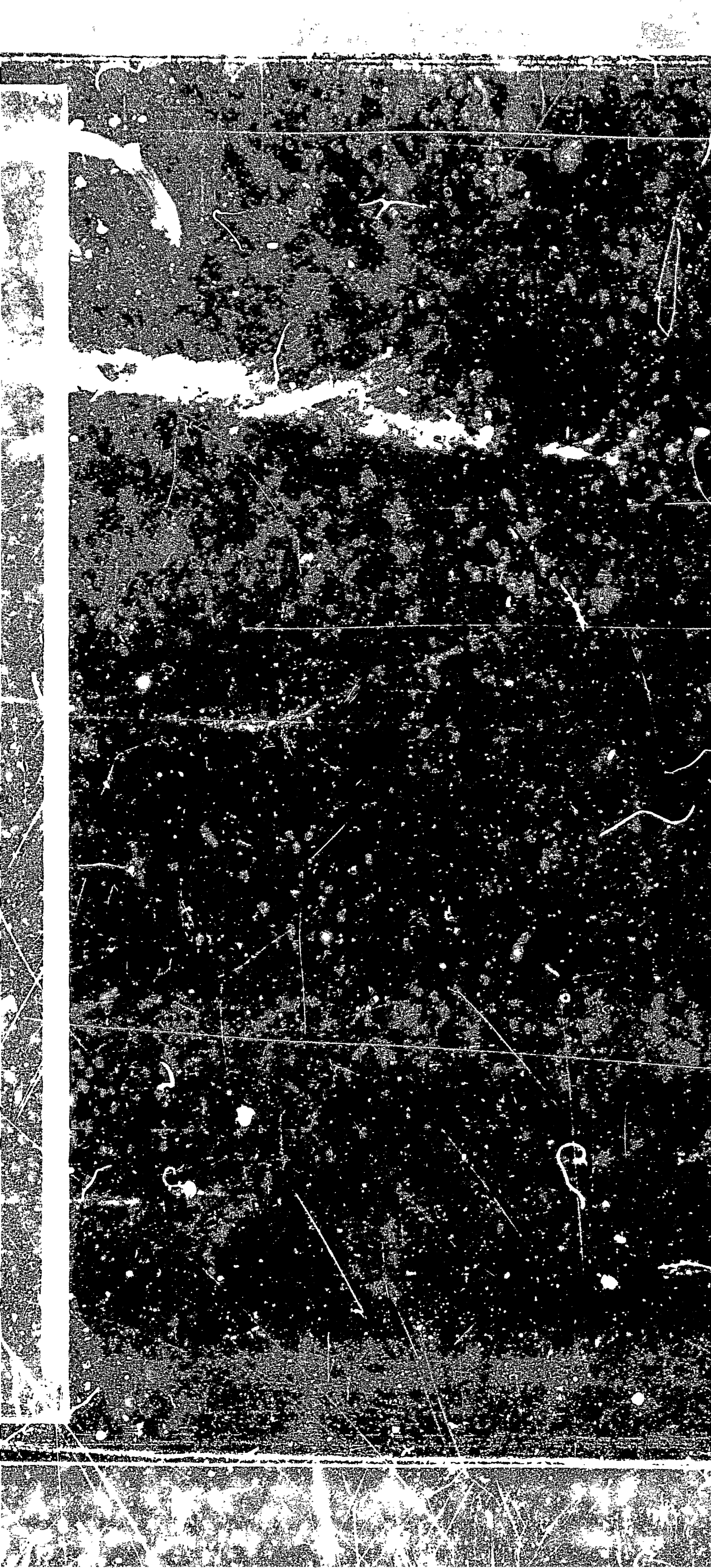
Good maintenance is the best way to protect the value of your property and neighborhood.

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

Sincerely,

Amy Powers
Code Enforcement Officer

Tammy Munson
Code Enfc.Offc./ Field Supv.



Inspection Services
P. Samuel Hoffses
Chief

JUNE 13, 1996



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

THAYER JUDITH A
40 FICKETT ST
SOUTH PORTLAND ME 04106

Re: 266 DANFORTH ST
CBL: 057- F-004
DU: 8

Dear Ms. Thayer:

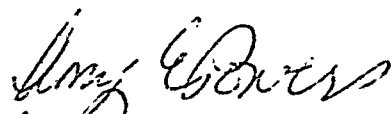
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- | | |
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| 2. EXT - BASEMENT -
GLAZING IS BROKEN | 108.30 |
| 3. INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

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,


Amy Powers
Code Enforcement Officer


Tammy Munson
Code Enfc. Offc./ Field Supv.

