

502 Deering Avenue

125-D-6



SHAW-WALKER

#8503-1R

REINSPECTION RECOMMENDATIONS

INSPECTOR D. R. Rupp

OK

BY GMDATE 3/31/78LOCATION 1201 1st StPROJECT 1201 1st StOWNER 1201 1st StNOTICE OF HOUSING CONDITION
Issued ExpiredHEARING NOTICE
Issued ExpiredFINAL NOTICE
Issued Expired1-2-783-2-78

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>X</u>	"POSTING RELEASE" <u>X</u>
<u>3/31/78</u>	<u>GM</u>	SATISFACTORY Rehabilitation in Progress		
<u>3/6/78</u>		Time Extended To <u>5/6/78</u>		
		Time Extended To		
		Time Extended To		
		UNSATISFACTORY Progress Send "HEARING NOTICE"		"FINAL NOTICE"
		"NOTICE TO VACATE" POST Entire		
<u>9/1/78</u>	<u>W</u>	POST Dwelling Units <u>2nd FR & 2nd fl</u>		
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken		
		INSPECTOR'S REMARKS: <u>Remains in poor condition</u>		
<u>6/26</u>	<u>DP</u>	<u>UTX 6/26/78</u>		
<u>6/30</u>	<u>DP</u>	<u>UTX 7/15/78</u>		
<u>7/20</u>	<u>DP</u>	<u>UTV 7/27/78</u>		
<u>7/27</u>				
<u>7/27</u>				
<u>7/27</u>				
<u>10/16/77</u>	<u>GM</u>	INSTRUCTIONS TO INSPECTOR: <u>NA left WYO notice</u>		
<u>11/26/77</u>	<u>GM</u>	<u>NA " " "</u>		

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Bruce & Delores Hutchinson
502 Deering Avenue
Portland, Maine 04103

DU 3

Ch. 125 Blk. D Lot 6
Location: 502 Deering Ave.

Project: Gen.
Issued: June 23, 1983
Expires: Sept. 23, 1983

Dear Mr. & Mrs. Hutchinson:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 502 Deering Avenue, Portland, Maine by Code Enforcement Officer Fred Williams. 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 Sept. 23, 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 its effort 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. McEyes
Lyle D. McEyes,
Inspection Services Division

Fred Williams
Code Enforcement Officer - F. Williams (9)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Bruce & Delores Hutchinson

CODE ENFORCEMENT OFFICER - F. Williams (9)

502 Deering Avenue, Portland, Maine 125-D-6 Gen. Notice of Housing Conditions
DATED: June 23, 1983 EXPIRES: Sept. 23, 1983

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

- | | <u>SEC. (S)</u> |
|---|-----------------|
| 1. OVERALL EXTERIOR - trim - peeling paint. | 3-a |
| 2. LEFT - roof - missing gutter. | 3-a |
| 3. SECOND FLOOR INTERIOR HALL - wall - broken sheetrock. | 3-b |
| *4. REAR BASEMENT - floor - missing bricks support columns. | 3-a |
|
<u>SECOND FLOOR FRONT DWELLING UNIT</u> | |
| 5. KITCHEN - wall - loose light fixture. | 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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Bruce & Delores Hutchinson
502 Deering Avenue
Portland, Maine 04103

DU 3

Ch. 125 Bk. D Lot 6
Location: 502 Deering Ave.

Project: Gen.
Issued: Jun 23, 1983
Expires: Sept. 23, 1983

Dear Mr. & Mrs. Hutchinson:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 502 Deering Avenue, Portland, Maine by Code Enforcement Officer Fred Williams. 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 Sept. 23, 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
Lyle D. Royes,
Inspection Services Division

Fred Williams
Code Enforcement Officer - F. Williams (9)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Bruce & Delores Hutchinson

CODE ENFORCEMENT OFFICER - F. Williams (9)

502 Deering Avenue, Portland, Maine 125-D-6 Gen. Notice of Housing Conditions
DATED: June 23, 1983 EXPIRES: Sept. 3, 1983

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

1. OVERALL EXTERIOR - trim - peeling paint.
2. LEFT - roof - missing gutter.
3. SECOND FLOOR INTERIOR HALL - wall - broken sheetrock.
- *4. REAR BASEMENT - floor - missing bricks support columns.

SEC. (S)

3-a
3-a
3-b
3-a

SECOND FLOOR FRONT DWELLING UNIT

5. KITCHEN - wall - loose light fixture.

8-

*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.

CERTIFICATE
OF
COMPLIANCE

✓ April 4, 1978

CITY OF PORTLAND

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

Mr. Bruce A. Hutchinson
502 Deering Avenue
Portland, Maine 04103

Re: Premises located at 502 Deering Avenue, Portland, Maine Gen. 125-D-6

Dear Mr. Hutchinson:

A re-inspection of the premises noted above was made on March 31, 1978
by Housing Inspector Mrowka.

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 Jan. 2, 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 1983.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

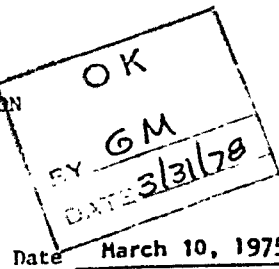
Inspector G. Mrowka

VW

1972

ADMINISTRATIVE HEARING DECISION

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 448



Mr. Bruce A. Hutchinson
502 Deering Avenue
Portland, Maine 04103

Re: Premises located at 502 Deering Avenue, Portland, Maine 04103

Dear Mr. Hutchinson:

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

on March 6, 1975, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

xx Expiration time extended to May 10, 1975 in order to complete the work now in progress to correct the 7 (Seven) remaining violations of the Housing Code as shown on the attached list.

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.

In Attendance:

Mrs. Hutchinson

Diane Phipps, Housing Inspector

Very truly yours,

David Bittenbender
Acting Health Director

By Lyle D. Noyes

Chief of Housing Inspections

Encl. 1

.DN:rl

October 3, 1975

Mr. Bruce A. Hutchinson
502 Deering Avenue
Portland, Maine 04103

Re: 502 Deering Avenue, Portland, Maine 04103-6
Second Floor Front Dwelling Unit

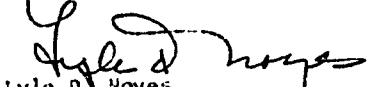
Dear Mr. Hutchinson,

This is to inform you, as owner or agent of the property located at 502 Deering Avenue, Portland, Maine, that we have released the Second Floor Front Dwelling Unit from posting.

Therefore, you may rent the apartment to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,
David C. Bittenbender
Acting Health Director


Lyle D. Noyes
Chief of Housing Inspections

Inspector 
D. Phipps

LDN:rl

September 17, 1975

Mr. James Estes
502 Osiering Avenue
Portland, Maine 04103

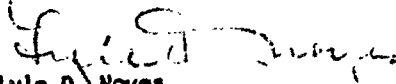
Re: 502 Osiering Avenue, Portland, Maine 04103-06
Second Floor Rear Apt.

Dear Mr. Estes:

A recent inspection by Housing Inspector Phipps of the Second Floor Rear Apartment you are now occupying found that it does not meet the requirements of Chapter 307 "Minimum Standards for Housing" of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Mr. Bruce A. Hutchinson, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
David C. Bittenbender
Acting Health Director


Lyle D. Noyes
Chief of Housing Inspections

Inspector _____
D. Phipps

LC:rl

September 17, 1975

Ms. Nellie Knight
502 Dearing Avenue
Portland, Maine 04103

Re: 502 Dearing Avenue, Portland, Maine 04103
Second Floor Front

Dear Ms. Knight:

A recent inspection by Housing Inspector Phipps of the Second Floor Front Apartment you are now occupying found that it does not meet the requirements of Chapter 307 "Minimum Standards for Housing" of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Mr. Bruce A. Hutchinson, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
David C. Bittenbender
Acting Health Director

Lyle D. Moyas
Lyle D. Moyas
Chief of Housing Inspections

Inspector _____
D. Phipps

LM:rl

September 17, 1975

Mr. Bruce A. Hutchinson
Deering Avenue
Portland, Maine 04103

Re: 502 Deering Avenue, Portland, Maine 125-0-6
Second Floor Front and Rear Dwelling Units

Dear Mr. Hutchinson:

As owner or agent of the property located at 502 Deering Avenue, Portland, Maine, you are hereby notified that as the result of a recent inspection the Second Floor Front and Second Floor Rear Dwelling Units are hereby declared unfit for human occupancy.

You must take immediate steps to vacate the Second Floor Front Dwelling Unit now occupied by Nellie Knight, and the Second Floor Rear Dwelling Unit now occupied by James Estes, and they are to be kept vacant so long as the following conditions continue to exist thereon:

14-b Properties which lack plumbing, ventilating, lighting and 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 without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

Sincerely yours,
David C. Pittenbender
Acting Health Director


Lyle D. Royes
Chief of Housing Inspections

Inspector ~~D. Philp~~
D. Philp

LWM:rl

NOTICE OF HOUSING CONDITIONS

LDN/72

DU 3

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

Chart-Bl.-Lot: 125-D-6
Location: 502 Deering Avenue
Project: General
Issued: 1-2-75
Expires: 3-2-75

Mr. Bruce A. Hutchinson
502 Deering Avenue
Portland, Maine 04103

Dear Mr. Hutchinson:

An examination was made of the premises at 502 Deering Avenue
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 March 2, 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.

Very truly yours,

David C. Bittenbender
Health Director

Inspector D. Phipps

By [Signature]
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"

Section(s)

- | | |
|---|-----|
| 1. Replace the missing mortar - left rear exterior foundation. | 5-a |
| 2. Determine reason and remedy condition causing water in basement. | 3-a |
| 3. Repair the loose flooring - second floor bathroom. | 3-b |
| 4. Repair the leaking flush toilet - second floor bathroom. | 6-d |
| <u>First Floor</u> | |
| 5. Replace the missing putty - bathroom, front bedroom windows. | 3-a |
| 6. Replace the missing sash cords - front bedroom window. | 3-a |
| 7. Replace the missing light fixture - front bedroom ceiling. | 3-a |
| <u>Second Floor - front</u> | |
| 8. Replace the missing sash cords - living room window. | 3-a |
| 9. Provide a three-piece bath within the walls of this apartment consisting of a lavatory,
flush toilet, bathtub or shower. | 6-a |
| <u>Second Floor - rear</u> | |
| 10. Replace the missing putty - living room window. | 3-a |
| 11. Replace the missing sash cords - bedroom window. | 3-a |
| 12. Provide a three-piece bath within the walls of this apartment consisting of a lavatory,
flush toilet, bathtub or shower. | 6-a |

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.

