

1289-1291 Washington Avenue - 402-B-1-Z



REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1/9/81	BY	Joyel	DISTRICT	Wing
REQUEST BY	NAME	Patricia Thurlow - 797-0621			
	ADDRESS	1289 Washington ave.			
OWNER	NAME	Dr. Herier - Manager: Edie Jones			
	ADDRESS	Guy, Me. 1797-8043			
CONDITIONS	ADDRESS	1289 Washington ave. - 2 <sup>nd</sup> Fl. right			
(Works 11:00 P.M. to 7:00 A.M.)					
Window (hallway) doesn't fit correctly, Living room & hallway windows cracked, Entrance door (part missing), Pipes keep freezing.					
COMMENTS	Mr. Thomas J. Florica		402 B-1-2		
	12 Church St.		L.D. 1-13-81		
	Guy, Me. 04239		An. Wing		
SPECIAL INSTRUCTIONS	L.D.C. 12-9-81				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		



**CITY OF PORTLAND**

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

December 7, 1981

Dr. Thomas J. Florica  
12 Church Street  
Jay, Maine 04239

cc: John P. Rague  
11 Helene Street  
Portland, Maine 04103

Re: 1289-1291 Washington Avenue 402-B-1 & 2 Gen.

Dear Dr. Florica:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 1289-1291 Washington Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- ~~12-11-81~~ LEFT CELLAR - boiler - inoperative. 9-c
- ~~12-11~~ LEFT CELLAR - boiler - missing thermal cut-off switch. 9-c
- ~~12-11~~ LEFT CELLAR - boiler - broken flu collar smoke pipe. 9-c
- ~~12-11~~ LEFT CELLAR - boiler - crumbling bricks in the combustion chamber. 9-c
- ~~12-11~~ LEFT REAR - chimney - excessive soot in the clean-out and boiler. 9-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 December 9, 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 & Urban Development

By Lyle E. Noyes  
Lyle E. Noyes  
Inspection Services Division

Marland Wing  
Code Enforcement Officer - Wing (1)

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR M. Wing

LOCATION 1289-1291 Washington St  
 PROJECT NCP  
 OWNER Thomas

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12/7/81</u>	<u>12/9/81</u>				

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

DATE	RECOMMENDATION
<u>12/11/81 MW</u>	ALL VIOLATIONS HAVE BEEN CORRECTED <input checked="" type="checkbox"/> Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/> 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 _____

12-9-81 MW INSPECTOR'S REMARKS: talked with John Payne said boiler was repaired. boiler had been held off by 12-7-81 inspection

12-11-81 MW Boiler has been repaired all viol's corrected MW

INSTRUCTIONS TO INSPECTOR: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

P28 8659170

RECEIPT FOR CERTIFIED MAIL

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

SENT TO		
Dr. Thomas J. Florica		
STREET AND NO.		
12 Church Street		
P.O., STATE AND ZIP CODE		
Jays, Maine 04239		
POSTAGE		\$
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	
	SPECIAL DELIVERY	
	RESTRICTED DELIVERY	
	OPTIONAL SERVICES	
RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	
	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		

Re: 1289-1291 Washington Ave. - Wing

PS Form 3800, Apr. 1976

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:  
 Dr. Thomas J. Florica  
 12 Church Street  
 Jay, Maine 04239

3. ARTICLE DESCRIPTION:  
 REGISTERED NO. CERTIFIED NO. INSURED NO.  
 8659170

(Always obtain signature of addressee or agent)

I have received the article described above.  
 SIGNATURE  Addressee  Authorized agent

4. DATE OF DELIVERY: 1/20/81

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

POSTMARK: JAN 20 1981

U.S. GPO: 1978-272-352

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

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:  
 Dr. Thomas J. Florica  
 12 Church Street  
 Jay, Maine 04239

3. ARTICLE DESCRIPTION:  
 REGISTERED NO. CERTIFIED NO. INSURED NO.  
 (Always obtain signature of addressee or agent)  
 I have received the article described above.  
 SIGNATURE  Addressee  Authorized agent

4. DATE OF DELIVERY  
 12-8-81

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLEARLY PRINTED

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

No: 1239-1291 Washington Ave. - Wing

\*EPO 6-1979-300-459





CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT  
January 14, 1981

Dr. Thomas J. Florica  
12 Church Street  
Jay, Maine 04239

Re: 1289-1291 Washington Ave. 402-B-1 & 2

Dear Dr. Florica:

We recently received a complaint and an inspection was made by Housing Inspector Marland Wing of the property owned by you at 1239-1291 Washington Avenue, Portland, Me., you are hereby ordered to correct the following substandard housing condition:

1. FIRST FLOOR RIGHT MIDDLE EXTERIOR - door - missing glass. 3-d
- \*2. LIVINGROOM - window - broken glass. 3-c
3. HALL - window - missing counterbalance cords. 3-c
- \*4. HALL - wall - inoperative light fixture. 8-e

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 February 14, 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

Inspector Marland Wing  
Marland Wing

By Lyle D. Noyes  
Lyle D. Noyes  
Housing Code Administrator

jmr



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT  
January 14, 1981

Dr. Thomas J. Florica  
12 Church Street  
Jay, Maine 04239

Re: 1289-1291 Washington Ave. 402-B-1 & 2

Dear Dr. Florica:

We recently received a complaint and an inspection was made by Housing Inspector Marland Wing of the property owned by you at 1289-1291 Washington Avenue, Portland, Me., you are hereby ordered to correct the following substandard housing condition:

1. FIRST FLOOR RIGHT MIDDLE EXTERIOR - door - missing glass. 3-d
- \*2. LIVINGROOM - window - broken glass. 3-c
3. HALL - window - missing counterbalance cords. 3-c
- \*4. HALL - wall - inoperative light fixture. 8-e

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 February 14, 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

Inspector Marland Wing  
Marland Wing

By Lyle D. Noyes  
Lyle D. Noyes  
Housing Code Administrator

jmr

CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND  
Department of Health & Social Services  
Housing Inspections Division  
Telephone: 771-5451 - Extension 448

✓ Feb. 7, 1977

Dr. Thomas J. Florica  
12 Church St.  
Jay, Maine 04219

cc: Dr. Elio Baldini  
18 Salt Spray Lane  
Cape Elizabeth, Maine 04107

Re: Premises located at 1229-1291 Washington Avenue

Dear Dr. Florica:

A re-inspection of the premises noted above was made on Jan. 27, 1977  
by Housing Inspector 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 9-18-76.

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 1982.

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

Inspector

H. Leary

By

[Signature]  
Chief of Housing Inspections

OK  
DATE 1/29/77

October 5, 1976

Dr. Thomas J. Florida  
12 Church Street  
Jay, Maine 04239

cc: Dr. Ello Baldini  
18 Salt Spray Lane  
Cape Elizabeth, Maine 04107

Dear Sirs:

Re: 1289-1291 WASHINGTON AVE. 402-6-1-2

As owner or agent of the above referred property, you were notified on Sept. 25, 1975, by Certified United States mail receipts # 48708J and #487089, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code as 'Minimum Standards for Housing'. Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on October 5, 1976, by Housing Inspector Leary and, as a result, you are hereby ordered to correct the violations listed below on or before November 8, 1976.

Sincerely yours,  
David C. Bitterbender  
Health Director

Inspector N. Leary

By [Signature]  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE			SECTION(S)
1. 1st & 2nd Floor left	Hall Stairs	Replace missing balusters	3a
2. Left Apt. Living room	Repair	Inoperative radiators	9
Bedroom	"	"	9
ADDITIONAL VIOLATIONS FOUND BY INSPECTOR LEARY OCT. 5, 1976			
1. LEFT FRONT CELLAR	Window	Repair broken glass	3c
2. FRONT HALL DOOR	Window	Repair missing glass	3c
SIDE WINDOW	"	"	3c
3. LEFT SIDE OF BUILDING	Furnace	Repair inoperative furnace	9

LDH:rl

1-897-2521

797-4196

ADMINISTRATIVE HEARING DECISION

City of Portland  
Health & Social Services - Housing Division

Telephone: 775-5451 Ext. 448

DR. Thomas J. Florica

12 Church Street  
Jay, Maine 04239 -

Jerry 797-3009

DR. Elio Baldini  
~~89 West Street~~  
~~Portland, Maine 04102~~

799-2656

Date March 26, 1976

18 1/2 ft Spray Lath  
Cape Elizabeth

Re: Premises located at 1289-1291 WASHINGTON AVENUE, PORTLAND, MAINE 402-0-1-2

Dear Sirs:

You are hereby notified that as a result of a telephone conversation between Dr. Baldini and Inspector Leary and his request for additional time on March 25, 1976, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to April 28, 1976 in order to complete the work in progress to correct the remaining 10 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 \_\_\_\_\_  
Chief of Housing Inspections

In Attendance:  
Dr. Baldini  
Inspector Leary  
\_\_\_\_\_  
\_\_\_\_\_

Encl.

1289-1291 Washington Avenue

REMAINING HOUSING CODE DEFICIENCIES TO BE CORRECTED WITHIN THE TIME GRANTED ON THE ATTACHED ADMINISTRATIVE DECISION.

- ~~1. LEFT FRONT PORCH - Decking - Replace the rotted and broken decking. 3d~~
- ~~2. 1st & 2nd FLOOR RIGHT - REAR BEDROOM - Windows - Replace the broken counter balance cords allowing window sash to remain elevated when opened. 3c~~
- ~~2. 1st & 2nd FLOOR RIGHT - REAR BEDROOM - Windows - Replace the broken counter balance cords allowing window sash to remain elevated when opened. 3c~~
3. 1st & 2nd FLOOR LEFT - Hall Stairs - Replace missing balusters. 3d

ADDITIONAL VIOLATIONS FOUND BY INSPECTOR LEARY

- ~~4. REAR BULKHEAD - Doors - Repair the loose doors. 3a~~
- ~~5. RIGHT PORCH ROOF - Gutter - Repair or replace the rotted gutter. 3a~~
- ~~6. LEFT FRONT PORCH - Ceiling - Repair or replace loose light fixture. 3a~~
- ~~7. LEFT FRONT PORCH - Stairs - Repair or replace rotted stringers. 3d~~
- ~~8. 1st FLOOR RIGHT APT. - Hall wall - Repair the broken plaster. 3b~~
- ~~9. 1st & 2nd FLOOR RIGHT - Bathroom ceilings - Remove loose peeling paint. 3b~~
10. LEFT APT. - Living room - Repair the inoperative radiators. 9c
- Bedroom - " " " 9c

LDN:rl

NOTICE OF HOUSING CONDITIONS

DU 2

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

Mr. Thomas Florida  
12 Church Street  
Jay, Maine 04239

Mr. Elio Baldini  
89 West Street  
Portland, Maine 04102

Ch.-Bl.-Lot: 402-B-1-2  
Location: 1289-1291 Washington Avenue  
Project: General  
Issued: 9-18-75  
Expires: 11-18-75

Dear Sirs:

An examination was made of the premises at 1289-1291 Washington Avenue, Portland, Maine, by Housing Inspector D. Gendreau. 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 November 18, 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 G. Bittenbender  
Health Director (Acting)

Inspector D. Gendreau

By Wyle D. Hooper  
Chief of Housing Inspections

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

- ~~1. Replace the rotted and broken decking and ceiling - left front porch. 3-d~~
- ~~2. Replace the rotted and broken bulkhead door and stairs - rear cellar. 3-d~~
- ~~3. Replace broken glass - left middle cellar window. 3-c~~
- ~~4. Remove excessive soot - interior chimneys. 3-c~~
- ~~5. Replace the missing glass out door - left front interior chimney. 3-c~~
- ~~6. Replace the broken light fixture - front right cellar. 3-c~~
- ~~7. Enclose the exposed electrical wiring connections - overall cellar. 3-c~~
- ~~8. Replace the missing junction box covers - overall cellar. 3-c~~
- ~~9. First and Second Floor - right~~
- ~~9. Replace the missing knob - living room door. 3-b~~
- ~~10. Replace the broken glass - dining room window. 3-c~~
- 11. Replace the broken counter balance cords allowing window shades to remain elevated when opened - right rear and right middle bedroom windows. 3-c

continued -

1289-1291 Washington Avenue - continued

First and Second Floor - left

12. ✓ Replace the missing balusters - hall stairs. ✓

3-d

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 \_\_\_\_\_

LOCATION \_\_\_\_\_  
 PROJECT \_\_\_\_\_  
 OWNER \_\_\_\_\_

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9-15-75	1-1			10-6-76	11-9-76

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

1/27	M	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <del>_____</del> "POSTING RELEASE" _____
3/24	M	SATISFACTORY Rehabilitation In Progress Time Extended To WTX 4-28-76
5/26	M	Time Extended To WTX 6-28-76
8/21	M	Time Extended To OTX 8/25-76 11/9 OTX 12/1
10/5	M	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" <input checked="" type="checkbox"/>
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
3/23/76	M	INSPECTOR'S REMARKS: <i>1st, is now inspector D.D.</i>
3/25/76	M	<i>9 violations corrected 7 additional</i>
5/26	M	<i>7 violations corrected 3 remaining</i>
8/24	M	<i>3 violations remaining</i>
10/5	M	<i>3 violations remain found additional</i>
11/9	M	<i>Found 2 additional violations in cellar. Will repair immediately.</i>
1/27	M	<i>All violations corrected</i>
		INSTRUCTIONS TO INSPECTOR: _____
		_____
		_____

P31 0925502  
RECEIPT FOR CERTIFIED MAIL

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

SENT TO  
Dr. Thomas J. Florica  
12 Church Street  
Jay, Maine 04239

POSTAGE	
CERTIFIED FEE	
SPECIAL DELIVERY	
RESTRICTED DELIVERY	
SHOW TO WHOM AND DATE DELIVERED	
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY	
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	

TOTAL POSTAGE AND FEES

POSTMARK OR DATE

Re: 1289-1291 Wash. Ave. - WING

PS Form 3800, Apr. 1976



**CITY OF PORTLAND**

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

December 7, 1981

Dr. Thomas J. Florica  
12 Church Street  
Jay, Maine 04239

cc: John P. Rague  
11 Helene Street  
Portland, Maine 04103

Re: 1289-1291 Washington Avenue 402-B-1 & 2 Gen.

Dear Dr. Florica:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 1289-1291 Washington Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. LEFT CELLAR - boiler - inoperative. 9-c
2. LEFT CELLAR - boiler - missing thermal cut-off switch. 9-c
3. LEFT CELLAR - boiler - broken flue collar smoke pipe. 9-c
4. LEFT CELLAR - boiler - crumbling bricks in the combustion chamber. 9-c
5. LEFT REAR - chimney - excessive soot in the clean-out and boiler. 9-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 December 9, 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 & Urban Development

By Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

Marland Wing  
Code Enforcement Officer - Wing (1)

jmr

REC FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	12-3-81	BY	Joye	DISTRICT	M. Uling
REQUEST BY	NAME	Sandy Baker - No phone			
	ADDRESS	1291 Wash. ave. 9:00			
OWNER	NAME	Mr. Grieco (manager John?)			
	ADDRESS	Jay, Me.			
CONDITIONS	ADDRESS	1291 Wash. ave. - 1st Fl. - RT. 774-8720			
<p><i>Furnace</i>  <i>inspected by Fire Dept, Engine #8. (George Montele?)</i>  <i>and found to be defective. No heat.</i></p>					
COMMENTS	<p><i>Furnace is inoperative because</i>  <i>of vol. w. sending ID <del>to owner</del></i>  <i>to owner &amp; copy to manager</i>  <i>12-4-81 MW</i></p>				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

QUEST

Complaint

General area

Letter of Defects

402-B-142

GEN.

DR. Thomas J. Florica  
12 Church St  
JAY, MAINE. 04239

Loc: 1289-1291 Washington Ave

Send Copy to

John P. Rague  
11 Helene St.  
Portland, Me. 04103

1. Inoperative boiler left cellar. 9c
2. Install thermal cut-off switch  
left cellar ~~boiler~~ boiler. 9c
3. Broken flue collar smoke pipe  
left cellar boiler. 9c
4. Crumbling bricks in the combustion  
chamber of left cellar boiler. 9c
5. Excessive soot in the clean-out  
boiler of the left rear chimney. 9c

until 12-9-81

M. Wing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 4  
CHART-BLOCK-LOT - 402-B-1, 2  
LOCATION: 1289-1291 Washington Avenue

DISTRICT: 4  
ISSUED: January 18, 1990  
EXPIRES: March 18, 1990

Atlantic Associates  
c/o Jene Fiorica  
1289 Washington Avenue  
Portland, ME 04103

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 1289-1291 Washington Avenue by Code Enforcement Officer Merlin Leary. 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 March 18, 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.

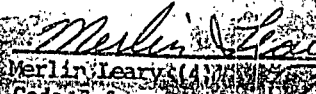
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's 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 Hoffbe  
Chief of Inspection Services

  
Merlin Leary (4111)  
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TEL: 865-1100

2 RB  
25L  
m.F.

HOUSING INSPECTION REPORT

OWNER: Atlantic Associates

LOCATION: 1289-1291 Washington Ave.  
402-B-1,2

CODE ENFORCEMENT OFFICER: Merlin Leary (4)

HOUSING CONDITIONS DATED: Jan. 18, 1990

EXPIRES: March 18, 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. INTERIOR FIRST FLOOR LEFT - bathroom ceiling damaged tile.	108-2
2. INTERIOR SECOND FLOOR LEFT - front door - illegal lock set.	108-3
3. INTERIOR CELLAR FURNACE - missing door closed.	114-2
4. INTERIOR FURNACE ROOM - needs ventilation.	114-2
5. INTERIOR CELLAR STAIRS - missing railings.	108-4
*6. INTERIOR CELLAR WALL - hanging Romex and outlet.	113-3
7. RIGHT MIDDLE CELLAR WINDOW - broken glass and frame.	108-3

\*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.







## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

### CERTIFICATE OF COMPLIANCE

DATE: March 12, 1991

DU: 4

Housing Inspections Division  
Telephone: 775-5451 - Extension 311

Atlantic Associates  
c/o Jene Fiorica  
1289 Washington Avenue  
Portland, ME 04103

RE: Premises located at 1289-1291 Washington Ave. 402-B-1, 2

Dear Sir:

A re-inspection of the premises noted above was made on March 5, 1991  
by Code Enforcement Officer Merlin Leary.

This is to certify that you have complied with our request to correct the  
violation(s) of the Municipal Code relating to housing conditions as  
described in our "Notice of Housing Conditions" dated January 18, 1990.

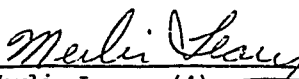
Thank you for your cooperation and your efforts to help us maintain decent,  
safe and sanitary housing for all Portland residents.

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 1996.

Sincerely yours,

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

By   
P. Samuel Hoffses,  
Chief of Inspection Services

  
Merlin Leary (4)  
Code Enforcement Officer

jmr



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

## NOTICE OF HOUSING CONDITIONS

DU: 4  
CHART-BLOCK-LOT - 402-R-1, 2  
LOCATION: 1289-1291 Washington Avenue

DISTRICT: 4  
ISSUED: January 18, 1990  
EXPIRES: March 18, 1990

Atlantic Associates  
c/o Jene Florica  
1289 Washington Avenue  
Portland, ME 04103

OK  
ML  
DATE 3/5/91

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 1289-1291 Washington Avenue by Code Enforcement Officer Merlin Leary. 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 March 18, 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

*[Signature]*  
Samuel Hoffbeck  
Chief of Inspection Services

*[Signature]*  
Merlin Leary (4)  
Code Enforcement Officer

Attachments

389 CONGRESS STREET • PORTLAND, MAINE 04101

HOUSING INSPECTION REPORT

OWNER: Atlantic Associates

LOCATION: 1289-1291 Washington Ave.  
402-B-1,2

CODE ENFORCEMENT OFFICER: Merlin Leary (4)

HOUSING CONDITIONS DATED: Jan. 18, 1990

EXPIRES: March 18, 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>
<del>1. INTERIOR FIRST FLOOR LEFT - bathroom ceiling - damaged tile.</del>	<del>100-2</del>
<del>2. INTERIOR SECOND FLOOR LEFT - front door - illegal lock set.</del>	<del>108-3</del>
<del>3. INTERIOR CELLAR FURNACE - missing door closed.</del>	<del>114-2</del>
<del>4. INTERIOR FURNACE ROOM - needs ventilation.</del>	<del>114-2</del>
<del>5. INTERIOR CELLAR STAIRS - missing railings.</del>	<del>108-4</del>
<del>*6. INTERIOR CELLAR WALL - hanging Romex and outlet.</del>	<del>113-3</del>
<del>7. RIGHT MIDDLE CELLAR WINDOW - broken glass and frame.</del>	<del>108-3</del>

\*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.

Inspection Services  
Samuel P. Hoffses  
Chief



CITY OF PORTLAND

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

July 29, 1992

Thomas Realty  
Lawrence J. Hoch  
1289 Washington Ave  
Portland, Maine 04103

Re: 1289 Washington Ave  
CBL #: 402-B-001/002  
DU: 4

Dear Mr. Hoch,

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.

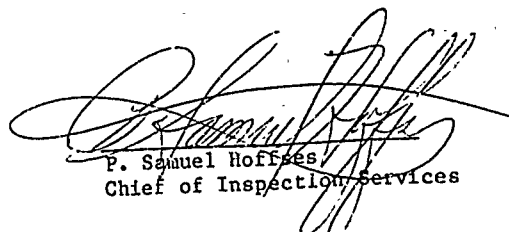
1. Front Walkway - Broken Concrete

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,

  
Burt MacIsaac  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



CITY OF PORTLAND

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

April 04, 1994

HOCH LAWRENCE J & THOMAS  
1289 WASHINGTON AVE  
PORTLAND ME 04103

Re: 1289 Washington Ave  
CBL: 402- - B-001-002-01  
DU: 4

Dear Sir,

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8309 X2709 between 8:00-9:00AM or 4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

  
David Jordan  
Code Enforcement Officer

Inspection Services  
Samuel P. Hoffses  
Chief



CITY OF PORTLAND

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

April 04, 1994

FIORICA THOMAS G &  
1289 WASHINGTON AVE  
PORTLAND ME 04103

Re: 1289 Washington Ave  
CBL: 402- - B-001-001-01  
DU: 4

Dear Sir,

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the city every three years.

Please contact me in this office at 874-8300 X8709 between 8:00-9:00AM or 4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

---

David Jordan  
Code Enforcement Officer

389 Congress Street • Portland, Maine 04101 • (207) 874-8704

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

JUNE 27, 1997

CITY OF PORTLAND

FIORICA THOMAS G  
1289 WASHINGTON AVE  
PORTLAND ME 04103

Re: 1289 WASHINGTON AVE  
CBL: 402- - B-001-001-01  
DU: 4

Dear Mr. Fiorica:

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 - OVERALL - TRIM - 108.20  
PAINT IS LOOSE & PEELING
2. EXT - LEFT/REAR & REAR/MIDDLE - WALL 108.20  
PAINT IS LOOSE & PEELING
3. INT - OVERALL - 113.50  
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT  
- PERMIT BY MASTER ELECTRICIAN

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,

*Kevin Carroll*  
Kevin Carroll  
Code Enforcement Officer

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