

29 St. Lawrence Street 16-F-15

CBSL CSL

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

Date: November 6, 1981

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

Armand T. Audette
101 Alling Street
Kensington, Conn. 06037

Re: Premises located at 29 St. Lawrence St. 16-F-15 EE

Dear Mr. Audette:

A re-inspection of the premises noted above was made on November 5, 1981
by Code Enforcement Officer Kevin Carroll.

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 October 3, 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 November 1986.

Sincerely yours,

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

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

Kevin Carroll
Code Enforcement Officer - Carroll (2)

jmr

TX to 2/3/81

3

NOTICE OF HOUSING CONDITIONS

DU 7

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

Ch -Bl.-Lot: 16-F-15
Location: 29 St. Lawrence Street
Project: NCP-East End
Issued: October 3, 1978
Expired: January 3, 1979

Armand T. Audette
101 Alling St.
Kensington, Conn. 06037

cc: Mr. Kerry Luther, Mgr.
51 Fessenden Street
Portland, Maine 04103

To Logan Schmitt
3/4/80

772-0857

Dear Mr. Audette:

An examination was made of the premises at 29 St. Lawrence Street, Portland, Maine, by Housing Inspector Carroll. 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 Jan. 3, 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.

Inspector K. Carroll

OK
BY [Signature]
DATE 11/15/78

Very truly yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation
By [Signature]
Lyle D. Noyes,
Chief of Housing Inspections

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

- * 1. ~~LEFT FRONT EXTERIOR PORCH - replace loose and rotted handrail & support post. 3d~~
- * 2. OVERALL EXTERIOR TRIM - remove loose and peeling paint and make the exterior trim weathertight & watertight by painting or some other suitable means. 3a
- * 3. ~~LEFT FRONT EXTERIOR FOUNDATION - point up the foundation. 3a~~
- * 4. ~~RIGHT REAR EXTERIOR PORCH - repair or replace the loose and broken decking. 3d~~
- * 5. ~~RIGHT REAR EXTERIOR PORCH - repair or replace the loose and broken safety rails and balusters. 3d~~
- * 6. ~~SECOND FLOOR - REAR HALL CEILING - repair loose light fixture. 8c~~
- * 7. ~~THIRD FLOOR - LEFT REAR EXTERIOR PORCH - repair or replace rotted stringer. 3d~~
- * 8. ~~THIRD FLOOR - LEFT REAR EXTERIOR PORCH - replace cracked and rotted support post. 3d~~
- * 9. ~~SECOND FLOOR - LEFT FRONT HALL WINDOW - replace broken glass. 3c~~
- * 10. LEFT CELLAR CEILING - repair or replace broken and missing plaster. 3b
- BASEMENT - RIGHT FRONT
- * 11. ~~RIGHT MIDDLE BEDROOM CEILING - determine the reason and remedy the condition causing leakage. 3a~~
- * 12. RIGHT MIDDLE BEDROOM WINDOW - repair or replace loose parting beads. 3c

continued
vw

BASEMENT - RIGHT FRONT CONT.

- ~~12. LEFT FRONT HALL CEILING - determine the reason and remedy the condition causing leakage. 3b~~
- ~~13. LEFT FRONT HALL CEILING - remove loose and peeling paint. 3b~~
- * ~~14. LEFT FRONT HALL CEILING - repair or replace inoperative light fixture. 8e~~
- * ~~15. BATHROOM CEILING - repair or replace inoperative light fixture. 8e~~
- * ~~16. BATHROOM WALL & CEILING - remove illegal electric wiring. 8e~~
- ~~17. BATHROOM BATHING & LAVATORY - determine the reason and remedy the conditions causing slow drainage. 6d~~
- ~~18. BATHROOM CLOSET CEILING - repair or replace broken and missing plaster. 3b~~
- ~~19. LEFT FRONT HALL DOOR - repair or replace broken latch & lock assembly. 3c~~

FIRST FLOOR FRONT

- * ~~21. KITCHEN SINK - determine the reason and remedy the conditions causing slow drainage. 6d~~
- * ~~22. KITCHEN WALL - remove illegal electrical wiring & outlet. 6e~~
- * ~~23. BATHROOM WALL & CEILING - repair or replace loose and missing tiles. 3b~~
- * ~~24. BATHROOM CEILING - determine the reason and remedy the condition causing leakage. 3b~~
- * ~~25. BATHROOM - determine the reason and remedy the condition causing leakage in the shower supply line. 6d~~
- * ~~26. BATHROOM WALL - remove illegal electric wiring and light fixtures. 6e~~
- * ~~27. BATHROOM WALL - repair or replace inoperative light fixture. 8e~~
- ~~28. DINING ROOM & LIVING ROOM WINDOWS - replace missing & broken stops and parting beads. 3c~~
- ~~29. LIVING ROOM WINDOWS - replace missing and broken counter balance cords allowing window sash to remain elevated when opened. 3c~~
- ~~30. LIVING ROOM WINDOW - repair or replace broken sash. 3c~~
- * ~~31. LIVING ROOM FLOOR - repair broken decking. 3b~~
- * ~~32. LIVING ROOM WALL - replace broken electric outlet cover. 6e~~
- ~~33. LIVING ROOM CEILING - repair broken plaster. 3b~~
- * ~~34. DINING ROOM CEILING - determine the reason and remedy the condition causing leakage. 3b~~
- ~~35. RIGHT MIDDLE - BEDROOM FLOOR - repair broken decking. 3b~~
- ~~36. RIGHT MIDDLE - BEDROOM WINDOW - replace broken parting bead. 3c~~

FIRST FLOOR REAR

- ~~37. KITCHEN & BATHROOM WALL & CEILING - remove loose and peeling paint. 3b~~
- ~~38. KITCHEN DOOR - repair broken oven. 9c~~
- * ~~39. BATHROOM CEILING - determine the reason and remedy the condition causing leakage. 3b~~
- * ~~40. BATHROOM CEILING - repair loose and sagging tiles. 3b~~
- * ~~41. BATHROOM WALL - repair inoperative light fixtures. 8e~~
- ~~42. LEFT MIDDLE & LEFT REAR - BEDROOM CEILINGS - remove loose and peeling paint. 3b~~
- ~~43. LIVING ROOM CEILINGS - remove loose and peeling paint. 3b~~
- ~~44. FRONT HALL CEILING - remove loose and peeling paint. 3b~~

SECOND FLOOR FRONT

- ~~45. KITCHEN WINDOW - repair loose sash. 3c~~
- * ~~46. BATHROOM & DINING ROOM - CEILINGS - determine the reason and remedy the conditions causing leakage. 3b~~
- ~~47. BATHROOM FLOOR - remove torn linoleum. 3b~~
- ~~48. DINING ROOM CEILING - remove loose and peeling paint. 3b~~
- * ~~49. DINING ROOM FLOOR - repair or replace warped and buckled decking. 3b~~
- ~~50. LIVING ROOM DOOR - repair or replace broken frame. 3d~~
- ~~51. LIVING ROOM WINDOW - repair or replace rotted sash. 3c~~
- ~~52. OVERALL LIVING ROOM TRIM - remove loose and peeling paint. 3b~~
- ~~53. LIVING ROOM WINDOWS - repair loose parting beads. 3c~~

Continued

10/3/78

29 St. Lawrence Street, Portland, Me. NCP-EE 16-F-15

SECOND FLOOR REAR

- ~~54. KITCHEN CEILING - repair or replace loose and sagging tiles. 3b~~
- ~~55. BATHROOM FLOOR - repair broken decking. 3b~~
- ~~56. BATHROOM CEILING - repair or replace broken and missing plaster. 3b~~
- ~~* 57. BATHROOM CEILING - repair inoperative light fixture. 8a~~
- ~~58. LIVING ROOM CEILING - repair broken plaster. (heat pipe above) 3b~~
- ~~59. LEFT REAR BEDROOM CEILING - repair broken plaster. 3b~~

THIRD FLOOR FRONT - At the time of the survey, we were unable to gain access to the third floor 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.

12/12/78 - Sdb. let -
9 ft just recently
remodeled

THIRD FLOOR REAR

- ~~60. KITCHEN CEILING - replace missing tile. 3b~~
- ~~* 61. MIDDLE HALL WALL - remove illegal electric extension/wire. 8e~~
- ~~62. BATHROOM SINK - repair leak in faucet. 6d~~
- ~~63. BATHROOM - BATHTUB & FLUSH TOILET - correct the condition at the fixture that causes a cross connection at the tub and flush toilet. 6d~~
- ~~64. BATHROOM CEILING - remove loose and peeling paint. 3b~~

* 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.

2nd Rear

~~SA coil K~~
~~BR PANEL Pas. Du~~

ACTION RECOMMENDATIONS

INSPECTOR C. Small

LOCATION 29 St Lawrence
 PROJECT E. E.
 OWNER Quadrille

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
10/3/78	1/3/79				

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

DATE	RECOMMENDATION	STATUS
11/5/79	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"	
	"NOTICE TO VACATE" POST Entire POST Dwelling Units	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	

OK
 "FINAL NOTICE"
 BY [Signature]
 DATE 11/1/79

INSPECTOR'S REMARKS:
 12-9-80 Re/co - Satisfactory progress, most major items corrected -
11/5/79
Re/upon send COE w/ comment
Loose windows and glass throughout
Cease connection cabinets 3rd fl. Rear tail of toilet

INSTRUCTIONS TO INSPECTOR:

(3)

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 2, 1993

Joseph & Shirley Parent
18 Ivy St
Portland, ME 04102

Re: 29 St Lawrence St
CBL: 016-F-018 015
DU: 7

Dear Mr. & Mrs. Parent,

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".

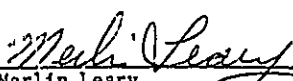
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before April 2, 1993. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you 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.

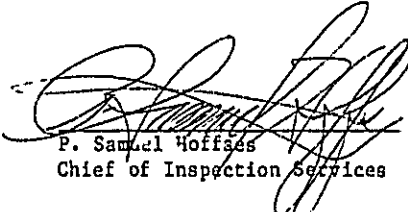
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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

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

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 29 St Lawrence St
Housing Conditions Date: February 2, 1993
Expiration Date: April 2, 1993

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

1. Int - 1st fl/apr 2 - Bathroom Ceiling - Missing Plaster & Tile 108-2
2. Int - Cellar Stairway - Broken Plaster 108-4
3. Int - 2nd fl/apr 4 - Diningroom Window - Loose Sash 108-3

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 4, 1993

Joseph & Shirley Parent
18 Ivy St
Portland, ME 04102

Re: 29 St Lawrence St
CBL: 016-F-018 015
DU: 7

Dear Mr. & Mrs. Parent,

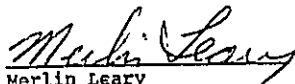
A re-inspection at the above noted property was made on June 3, 1993.

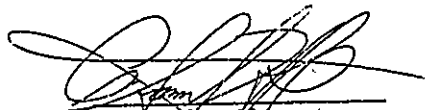
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated February 2, 1993.

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.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

APRIL 09, 1997

PARENT R JOSEPH
18 IVY ST
PORTLAND ME 04102

Re: 29 ST LAWRENCE ST
CBL: 016- - F-015-001-01
DU: 7

Dear Mr. Parent:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

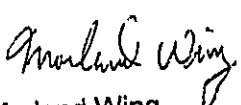
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

1. EXT - TRIM - 108.20
PAINT IS PEELING

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,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Enfc.Offc./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

May 6, 1996

CITY OF PORTLAND

FERRANTE LUISA DEVS
11 ST LAWRENCE ST
PORTLAND ME 04101

Re: 9-11 ST LAWRENCE ST
CBL: 016- - F-020-001-01
DU: 3

Dear Ms. Ferrante:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced 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 these defects within sixty (60) days. 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 reinspection 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 Articles 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.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

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

HOUSING INSPECTION REPORT

Location: 9-11 ST LAWRENCE ST
Housing Conditions Date: May 6, 1996
Expiration Date: July 5, 1996

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

- | | |
|--------------------------------------------------------------------------------------------|--------|
| 1. INT - CELLAR -
STAIRS ARE MISSING A RAILING | 108.40 |
| 2. INT - CELLAR -
FLUE IS MISSING A CLEAN-OUT DOOR | 114.30 |
| 3. INT - 1ST FL - APT #1 - OVERALL.
STORMS & SCREENS ARE MISSING | 108.20 |
| 4. EXT - FRONT -
FOUNDATION IS MISSING MORTAR | 108.20 |
| 5.. INT - 2ND FL- APT #2 - KITCHEN
CEILING HAS BUCKLED/BROKEN PLASTER | 108.20 |
| 6.. INT - 2ND FL - APT #2 - FRONT BEDROOM
WINDOW IS MISSING A STORM | 108.20 |
| 7. INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

PRIORITY VIOLATION : #5

It is recommended that the electrical service be upgraded.