

200-202 Park Avenue 53-B-8

Ph 1000 11/60
Mabel Hades

CERTIFICATE OF INSPECTION

C of L
CBB
BSL

DATE December 8, 1981

City of Portland
Housing Inspections Division
Department of Urban Development
Tel: 775-5451 Ext. 311 - 312

Mr. Allan Higgins
196 Park Avenue
Portland, Maine 04103

Re: Premises located at 200-202 Park Avenue 53-B-8 WE

Dear Mr. Higgins:

An inspection of the above referred premises was recently completed by Code Enforcement Officer Merlin Leary.

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

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

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

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

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning Urban Development

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

Merlin Leary
Code Enforcement Officer - Leary (5)

Enclosure

jmr

HOUSING INSPECTION REPORT

200-202 Park Avenue, Portland, Maine 53-B-8 WE NOHC - 3-24-78
Certificate of Inspection dated December 8, 1981 Continued:

First floor apartment to be used for storage only.

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: 53-B-8
Location: 200-202 Park Avenue
Project: NCP-West End
Issued: March 24, 1978
Expired: June 24, 1978

Mr. Allan Higgins & Mr. Herbert Higgins
196 Park Avenue—
Portland, Maine 04103

Dear Mr. Allan Higgins & Mr. Herbert Higgins;

An examination was made of the premises at 200-202 Park Avenue, Portland, Maine, by Housing Inspector Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before June 24, 1978. 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. Leary

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

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

- | | |
|---|---------------|
| 1. ROOF - replace missing chimney mortar and bricks. | 3e |
| 2. LEFT MIDDLE EXTERIOR FOUNDATION - replace missing mortar. | 3a |
| 3. FRONT CELLAR WALL - replace missing mortar. | 3b |
| 4. CELLAR STAIRWAY - secure loose hand-rail. | 3d |
| 5. LEFT FRONT CELLAR FOUNDATION - replace missing mortar. | 3a |
| * 6. Install heating facilities capable of providing minimum temperature of 68 degrees in all habitable rooms. | 9b |
| * 7. KITCHEN, BATHROOM - install hot & cold water lines with adequate supply & pressure. | 6c |
| * 8. KITCHEN, DINING ROOM & REAR MIDDLE BEDROOM - CEILINGS - replace missing plaster. | 3b |
| * 9. KITCHEN, DINING ROOM & LIVING ROOM - CEILINGS & WALLS - install duplex convenience outlet or ceiling lights. | 8a |
| 10. DINING ROOM WALL - replace missing flue cover. | 3a |
| 11. REAR BEDROOM WALL - replace outlet cover that is missing. | 8e |

* 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. 775-3451 to determine if any of the items listed above require a building or alteration permit.

vw

REINSPECTION RECOMMENDATIONS

INSPECTOR M. Leary

LOCATION 200-202 P St NW
 PROJECT NCP
 OWNER Allen H

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>3-24-78</u>	<u>6-24-78</u>				

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

DATE	RECOMMENDATION
<u>12-7-81</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>Certificate of Inspection</u> 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 <u>1st floor posted</u>
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
<u>12-7-81</u>	INSPECTOR'S REMARKS: <u>No sign of what was stated in previous report. Issued a Certificate of Compliance.</u>
	INSTRUCTIONS TO INSPECTOR: _____ _____ _____

✓ July 29, 1975

Mr. Herbert Higgins
196 Park Avenue
Portland, Maine 04102

Re: 200-202 Park Avenue, Portland, Maine
53-B-8 Third Floor Apt.

Dear Mr. Higgins:

This is to inform you, as owner or agent of the property located at 200-202 Park Avenue, Portland, Maine, that we have released the Third Floor Apt. 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. Woyes
Lyle D. Woyes
Chief of Housing Inspections

Inspector

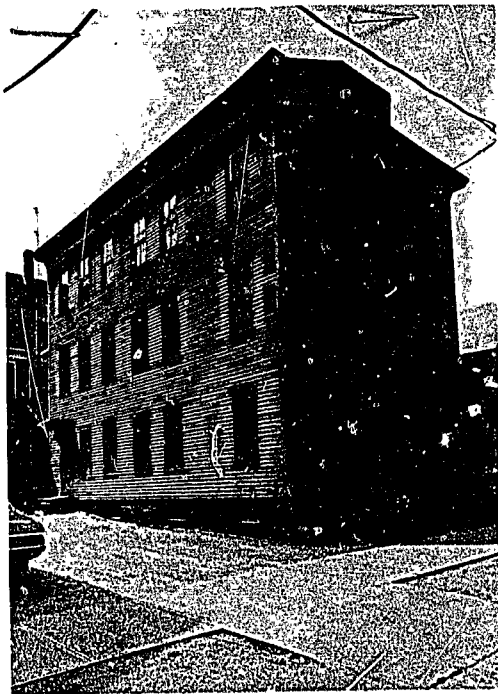
Donald A. Gendreau
D. Gendreau

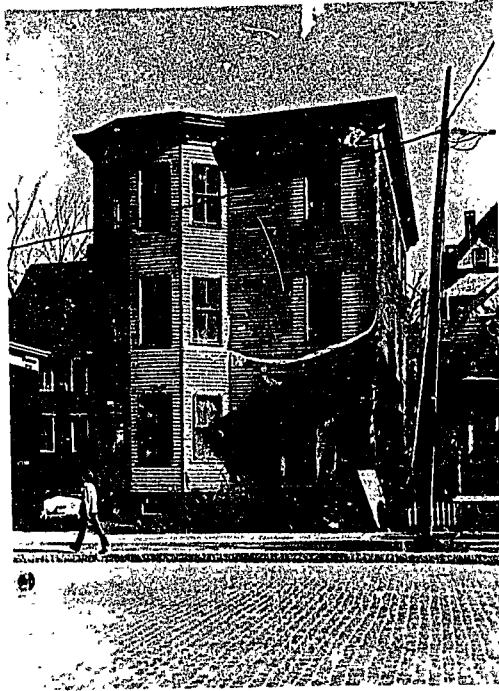
LDN:rl

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	2-7-77	BY	MacLennan	DISTRICT	Leary
REQUEST BY	NAME	Mr. Higgins			
	ADDRESS	200-202 Park Ave.			
OWNER	NAME	Higgins - home 772-0408			
	ADDRESS	200-202 Park Ave 3 rd floor			
CONDITIONS	ADDRESS	USE SIDE DOOR			
OWNER AGAINST TENANT - MARTIN BROWN					
DIRTY APT. - TENANT UNDER EVICTION AND HAS					
THROWN GARBAGE AROUND KITCHEN AND WON'T CLEAN IT UP.					
OWNER FEARS INFESTATION OF BUGS.					
COMMENTS	Tenant won't come. Owner let me into apt. Found no evidence of food or floor just some sugar and 2 small paper bags of rubbish. Complaint not justified.				
SPECIAL INSTRUCTIONS	2-8 th IN MORNING PLEASE				
DIVISION	SANITATION	<input checked="" type="checkbox"/>	HOUSING	<input type="checkbox"/>	NURSING
	ROUTINE	<input checked="" type="checkbox"/>	SPECIAL	<input type="checkbox"/>	BY
PRIORITY	URGENT	<input type="checkbox"/>	REPORT TO	<input type="checkbox"/>	DATE
					3/8/77





COMPREHENSIVE STRUCTURE DATA

LOCATION: 200-202 Park Avenue

Tax Val. Land 3,625.00 Val. Bldg. 7,350.00

CHART-BLOCK-LOT# .53-B-8

Tax Status: Year Due X Amt. Due X
 Tax Deed Yes No X Matured Yes No X

OWNER: Herbert C. Higgins

Stories 3 B FRM A SD Detached
 Com. Units Dwl. Units 3

424

1. Is Structure or any portion thereof:

- a. Unsafe Yes No
- b. Unstable Yes No
- c. Unsanitary Yes X No
- d. Constitutes Fire Hazard Yes No
- e. Unsuitable for Occupancy Yes X No

2. Structure constitutes a hazard to health or safety because of:

- a. Lack of Maintenance Yes No
- b. Dilapidation Yes X No
- c. Obsolescence Yes No
- d. Abandonment Yes No
- e. Otherwise constituting a danger to life or property Yes No

3. Inspector's Comments:

No work has been done to rehabilitate this vacant building at 200-202 Park Avenue since the owner was notified of exterior housing code violation on September 29, 1970. Although it appears to be structurally sound we believe its present condition, due to lack of maintenance, presents a blighting influence on the neighborhood.

Unless the owner will present a program to restore the structure in a reasonable time we would recommend an order to demolish.

During the past week, some restoration activity has been initiated.

7/1/74 Work in progress Tabled order.

Rehabilitated - Removed from List 10/74

(Use reverse side if necessary)

4. Based upon the above findings demolition of this structure is recommended:

Inspector: *Wyle D. Noyce* Dept. Health/Housing Date 6/25/74

5. Program attached Yes X No Photo's attached Yes X No

COMPREHENSIVE STRUCTURE DATA

LOCATION: 200-202 Park Avenue

Tax Val. Land 3,625.00 Val. Bldg. 7,350.00

CHART-BLOCK-LOT// .53-B-8

Tax Status: Year Due X Amt. Due X
 Tax Deed Yes No X Matured Yes No X

OWNER: Herbert C. Higgins

Stories 3 B FRM A SD Detached
 Con. Units Dwl. Units 3

1. Is Structure or any portion thereof:

- a. Unsafe Yes No
- b. Unstable Yes No
- c. Unsanitary Yes No
- d. Constitutes Fire Hazard Yes No XX
- e. Unsuitable for Occupancy Yes No

2. Structure constitutes a hazard to health or safety because of:

- a. Lack of Maintenance Yes No
- b. Dilapidation Yes No
- c. Obsolescence Yes No
- d. Abandonment Yes No
- e. Otherwise constituting a danger to life or property Yes No

3. Inspector's Comments: The Fire Prevention Bureau has been inspecting this property since January 1973, (approx. 22 times). The most recent inspection of this property, 25 June 1974 revealed that this is a 3 story wood frame unoccupied structure. Building is secure. Proximities: Approx. (right side of building) 5 feet from a 1½ story wood frame occupied structure. Rear of building, approx. 12 feet from a 2½ wooden frame occupied structure. Left side of building, approx. 40 feet from a 2½ story wooden frame occupied structure. In its present secured condition, it is not a fire hazard.

(Use reverse side if necessary)

4. Based upon the above findings demolition of this structure is recommended:

Inspector: Capt. H. Miller Dept. Fire Date 6/25/74

5. Diagram attached Yes X No Photo's attached Yes X No

LOCATION: 200-202 Park Avenue

CHART-BLOCK-LOT# .53-E-b

OWNER: Herbert C. Higgins

COMPREHENSIVE STRUCTURE DATA

Tax Val. Land 3,625.00 Val. Bldg. 7,350.00

Tax Status: Year Due Amt. Due
Tax Deed Yes No Matured Yes No

Stories 3 B FMM A SD Detached
Com. Units Dwl. Units 3

1. Is Structure or any portion thereof:

- a. Unsafe Yes No
- b. Unstable Yes No
- c. Unsanitary Yes No
- d. Constitutes Fire Hazard Yes No
- e. Unsuitable for Occupancy Yes No

2. Structure constitutes a hazard to health or safety because of:

- a. Lack of Maintenance Yes No
- b. Dilapidation Yes No
- c. Obsolescence Yes No
- d. Abandonment Yes No
- e. Otherwise constituting a danger to life or property Yes No

3. Inspector's Comments:

This building needs general maintenance and repair - the structural condition from the outside does not warrant demolition - could not gain entrance -

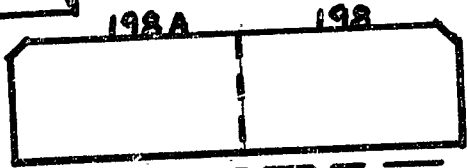
(Use reverse side if necessary)
4. Based upon the above findings, demolition of this structure is recommended:

Inspector: [Signature] Dept. Building Inspection Date 6-27-74

5. Diagram attached Yes No Photo's attached Yes No

200-202 PARK AVENUE
53-B-8

PARK AVENUE







Mr. George Flaherty, Assistant to the City Manager

Lyle D. Noyes, Chief of Housing Inspections

200-202 Park Avenue - Your Memo Dated August 2, 1972.

8/30/72

I inspected this building with Bob Brown to see if it should be placed on our demolition list. In Bob's opinion, and I concur, the building is structurally sound. There are a few exterior code violations such as steps and porches, and the house could stand a good paint job.

We will make every effort to have this building brought up to Minimum Code Standards. A copy of Bob Brown's memo to me is attached.

Sincerely,

Lyle
Lyle D. Noyes
Chief of Housing Inspections


LDK:gh

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 8-4-72

TO: Lyle Noyes, Supervisor of Housing
FROM: R. Lovell Brown, Director Building & Inspection
SUBJECT: 200-202 Park Avenue

On Friday, August 4, I inspected the building at the above address and find it to be structurally a sound building. Other than a few incidental things which are not significant, I can find no reason why this building shouldn't be brought up to housing standards and used. Normal maintenance and painting would make it look a great deal better than it does. My feeling is that the building is much too fine to even consider for demolition and that it is a shame that the owner does not put it to use for needed housing.


R. Lovell Brown - Director

Void New Orders Sent 3/24/78

NOTICE OF HOUSING CONDITIONS

DU 6

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8221 - Ext. 226

Location: 200-202 Park Avenue
Project: General
Issued: 9/29/70
Expires: 10/29/70

53-8-8

Mr. Herbert Higgins
196 Park Avenue
Portland, Maine 04102

*PL 14 99-25
712-3519
CME M^o & APPT
H. H. H. H.
4790*

POST REC 1980

Dear Mr. Higgins:

An examination was made of the premises at 200-202 Park Avenue Portland, Maine, by Housing Inspector Curran. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with the provisions of the above mentioned Codes, you are requested to correct these defects on or before October 29, 1970. 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.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

Inspector Wm. J. Curran

By: Lyle J. Hoyer

Chief of Housing Inspections

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

1. ~~Repair or replace the loose, broken and missing siding on the front, left, rear and right sides of the structure.~~ 3(a)
2. ~~Repair or replace the loose, broken and missing window shutters on the left and right sides of the structure.~~ 3(d)
3. ~~Repair or replace the rotted parts of the front steps.~~ 3(d)
4. ~~Replace the missing baluster on the third floor rear porch.~~ 3(d)
5. ~~Repair or replace the loose, broken and rotted steps to the left rear porch.~~ 3(d)
6. ~~Determine the reason and remedy the condition which caused the left rear porch to sag.~~ 3(d)
7. ~~Replace the broken window glass on the first floor left and right, second floor front and left, and the third floor front, left and rear sides of the structure.~~ 3(c)

September 29, 1970

Mr. Kerbert Higgins
136 Park Avenue
Portland, Maine 04102

Re: 200-202 Park Avenue

Dear Mr. Higgins:

As owner or agent of the property located at 200-202 Park Avenue, Portland, Maine, you are hereby notified that as the result of a recent inspection the entire structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin-infested) in such a manner as to create a serious hazard to 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. You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up all entrances and sealing all openings in the foundation.

Sincerely,

Lyle D. Noyes

Lyle D. Noyes
Chief of Housing Inspections

Inspector *Wm J. Curran*

LDN:clb

1ST FL STILL POSTED VACANT

4ND FL DU
OK 2878
919

January 2, 1976

Mr. Herbert Higgins
196 Park Avenue
Portland, Maine 04102

Re: 200-202 Park Avenue, Portland, Maine
53-B-8 Second Floor Apt.

Dear Mr. Higgins:

This is to inform you, as owner or agent of the property located
at 200-202 Park Avenue, Portland, Maine, that we have released
the Second Floor Apartment 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
Health Director

Lyla D. Noyes
Lyla D. Noyes
Chief of Housing

Inspector *D. Gendreau*
D. Gendreau

LDN:rl

3RDF ✓
OK 2-878
MG

July 29, 1975

Mr. Herbert Higgins
195 Park Avenue
Portland, Maine 04102

Re: 200-202 Park Avenue, Portland, Maine
53-B-8 Third Floor Apt.

Dear Mr. Higgins:

This is to inform you, as owner or agent of the property located at 200-202 Park Avenue, Portland, Maine, that we have released the Third Floor Apt. 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

Lyle D. Noyes
Chief of Housing Inspections

Inspector *Donabla Gendreau*
D. Gendreau

LDN:rl

REINSPECTION RECOMMENDATIONS

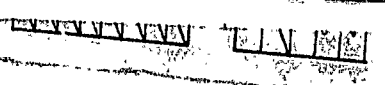
INSPECTOR _____

LOCATION 90-202 Park Ave.
 PROJECT Gen
 OWNER Herbert Higgins

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9-29-70	11-29-70				

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

DATE		
12/9/75	Dis	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" <u>2nd FLR</u> <u>3rd FLR</u>
		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 Request "LEGAL ACTION" Be Taken _____
7/28/75	194	INSPECTOR'S REMARKS: <u>Work Completed ON 3rd FLR DO.</u> <u>RELEASE 3rd FLR FROM POSTING</u>
12/30/75	194	<u>RELEASE 2nd FLR APT. -</u>
2-8-78	MG	<u>ALL work done except postcard 1st floor DU</u> <u>Owner said work would not begin for about</u> <u>1 yr OTH abeyance -</u>
		INSTRUCTIONS TO INSPECTOR: _____



ADMINISTRATIVE ~~HEARING~~ DECISION

Date November 16, 1970

City of Portland
Health Department - Housing Division
Tel. 774-8221 Ext. 226

Mr. Herbert Higgins
196 Park Avenue
Portland, Maine 04102

Re: Premises located at 200-202 Park Avenue, Portland, Maine

Dear Mr. Higgins:

You are hereby notified that as a result of your discussion with Inspector Curran and your request

on November 10, 1970, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

Expiration time extended to December 10, 1970 - In order to replace the broken windows and secure the building from entry and weather.

Notice sustained, correct violations by _____

Notice modified as follows: _____

Notice withdrawn _____

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:

Mr. Herbert Higgins

William Curran, Housing Inspector

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

By John D. Hayes
Chief of Housing Inspections

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).
REQUIRED FEE(S) PAID:

Show to whom, date and address
where delivered Deliver ONLY
to addressee

RECEIPT

Received the number of article described below.

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE (*Must always be filled in*)

CERTIFIED NO.

921415

INSURED NO.

William Richardson
SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED

11/6/70

SHOW WHERE DELIVERED (*only if requested*)

200-202 MARK

Photos yes no

Date 9-29-70

Proj. No. C.I.

Ass'ts

Zone Zone Viol

Stories 2

D/F/M

ASDD

S/A/R

A/S

NA

NS/ST.P

Con. Units

Rmg Units

Dwl. Units ?

LOCATION	<u>200-202 Park Ave.</u>	COMP
OWNER AGENT	<u>Herbert Higgins</u>	PEND.
OWNER AGENT	<u>196 Park Ave. Portland</u>	
OWNER AGENT		YES

Occupants	Information LOC. RENT FURN. WK. I. RMS	Occupancy PER. ALL'D LGRS HEAT	Facilities BATH FLSH K. SK H.W. CK'G	Violations									
					1.	2.	3.	4.	5.	6.	7.	8.	

STRUCTURE SCHEDULE

STRUCTURE RATING

<p>YARD</p> <input type="checkbox"/> GARBAGE & RUBBISH <input type="checkbox"/> CONTAINERS COMPLY <input type="checkbox"/> DRAINAGE <input type="checkbox"/> ZONE VIOL. <p>STRUCTURE EXTERIOR</p> <input checked="" type="checkbox"/> STEPS, STAIRS, PORCHES <input checked="" type="checkbox"/> FOUNDATION <input checked="" type="checkbox"/> WALLS <input checked="" type="checkbox"/> ROOF, DRAINS <p>INFESTATION</p> <input type="checkbox"/> RATS <input type="checkbox"/> OTHER (SPECIFY) <p>EGRESS</p> <input type="checkbox"/> DUAL <input type="checkbox"/> OBST'N	<p>STRUCTURE INTERIOR</p> <input type="checkbox"/> WALL, OBST'N <input type="checkbox"/> WALL, LIGHTING <input type="checkbox"/> WALL, FLOOR WALLS CEILING <input type="checkbox"/> STAIRWAYS <input type="checkbox"/> WINDOWS, AIRSHAF <input type="checkbox"/> ELECT. WIRING <input type="checkbox"/> HEATING CENTRAL YES: <input type="checkbox"/> NO: <input type="checkbox"/> <input type="checkbox"/> STACKS FLUES, VENTS <input type="checkbox"/> CHIMNEY <input type="checkbox"/> EQUIPMENT, REPAIR <p>PLUMBING</p> <input type="checkbox"/> SUPPLY LINE <input type="checkbox"/> WASTE LINE <p>BASEMENT</p> <input type="checkbox"/> GEN'L SANIT'N <input type="checkbox"/> DAMPNESS <input type="checkbox"/> STAIRS <input type="checkbox"/> LIGHTING <p>BASE DWL. UNIT</p> <input type="checkbox"/> MIN 7' - 3" <input type="checkbox"/> DAMPNESS <input type="checkbox"/> WINDOW 1/12 X 8" <input type="checkbox"/> DUAL EGRES' <p>PROHIBITED COMB'N USE</p> <input type="checkbox"/>
---	--

Remarks: Debris in 1st Fl. Rm.
Test entire unoccupied bldg.

Portland Health Dept.
 CS-8

Inspector _____

CITY OF PORTLAND, MAINE
Health Department - Housing Inspection Division

Arthur A. Hughson, CPH MPH
Health Director

NOTICE OF HEARING

November 4, 1970

To: Mr. Herbert Higgins
196 Park Avenue
Portland, Maine 04102

In Re: Premises located at 200-202 Park Avenue, Portland, Maine

Dear Mr. Higgins:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 24, City Hall, 389 Congress Street, Portland, Maine, at 9:30 a.m. on November 11, 1970, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about September 29, 1970. Hearing requested by Inspector Curran.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date.

Inspector: Wm. J. Curran

Lyle D. Royes
Chief of Housing Inspections

NOTICE OF HOUSING CONDITIONS

DU 6

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8221 - Ext. 226

Location: 200-202 Park Avenue
Project: General
Issued: 9/29/70
Expires: 10/29/70

Mr. Herbert Higgins
195 Park Avenue
Portland, Maine 04102

Dear Mr. Higgins:

An examination was made of the premises at 200-202 Park Avenue Portland, Maine, by Housing Inspector Curran. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with the provisions of the above mentioned Codes, you are requested to correct these defects on or before October 29, 1970. 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.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

Inspector Wm. J. Curran

By: Lyle D. Hovener
Chief of Housing Inspections

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

1. Repair or replace the loose, broken and missing siding on the front, left, rear and right sides of the structure. 3(a)
2. Repair or replace the loose, broken and missing window shutters on the left and right sides of the structure. 3(a)
3. Repair or replace the rotted parts of the front steps. 3(d)
4. Replace the missing baluster on the third floor rear porch. 3(d)
5. Repair or replace the loose, broken and rotted steps to the left rear porch. 3(d)
6. Determine the reason and remedy the condition which causes the left rear porch to sag. 3(d)
7. Replace the broken window glass on the first floor left and right, second floor front and left, and the third floor front, left and rear sides of the structure. 3(c)

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).
 REQUIRED FEE(S) PAID:

Show to whom, date and address where delivered Deliver ONLY to addressee

RECEIPT

Received the numbered article described below.

REGISTERED NO.	SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
CERTIFIED NO. 921644	Richard C. Meyers
INSURED NO.	SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
DATE DELIVERED 10/1/70	196 Park Ave - Paul H. Simpson
	SHOW WHERE DELIVERED (only if required)

NOTICE OF HOUSING CONDITIONS

DU 6

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8221 - Ext. 226

Location: **200-202 Park Avenue**
Project: **General**
Issued: **9/29/70**
Expires: **10/29/70**

Mr. Herbert Higgins
196 Park Avenue
Portland, Maine 04102

Dear **Mr. Higgins**:

An examination was made of the premises at _____
200-202 Park Avenue _____ Portland, Maine, by Housing
Inspector **Curran**. Violations of Municipal Codes relating to hous-
ing conditions were found as described in detail below.

In accordance with the provisions of the above mentioned Codes, you are
requested to correct these defects on or before **October 29, 1970**. 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.

Your cooperation will help this Department in its goal to maintain all Port-
land residents in decent, safe and sanitary housing.

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

Inspector *Wm. J. Curran*

By: *Lyle D. Jones*

Chief of Housing Inspections

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

Section(s)

- | | |
|---|------|
| 1. Repair or replace the loose, broken and missing siding on the front, left, rear and right sides of the structure. | 3(a) |
| 2. Repair or replace the loose, broken and missing window shutters on the left and right sides of the structure. | 3(a) |
| 3. Repair or replace the rotted parts of the front steps. | 3(d) |
| 4. Replace the missing baluster on the third floor rear porch. | 3(d) |
| 5. Repair or replace the loose, broken and rotted steps to the left rear porch. | 3(d) |
| 6. Determine the reason and remedy the condition which causes the left rear porch to sag. | 3(d) |
| 7. Replace the broken window glass on the first floor left and right, second floor front and left, and the third floor front, left and rear sides of the structure. | 3(c) |

Owner Mr Herbert Higgins
196 Park Ave.
Portland, Maine

Loc. 200-202 Park Ave. Portland
Insp. Date 9-29-70 DU (6')
Inspector BC

Existing violations of Chapter 307 "Minimum Standards for Housing"

Section(s)

- | Existing violations of Chapter 307 "Minimum Standards for Housing" | Section(s) |
|--|------------|
| 1. R.R. the LBM siding on the front, left, rear, & right side | 3A |
| 2. R.R. the LBM window shutters on the left & right sides | 3A |
| 3. R.R. the rotted parts of the front steps. | 3D |
| 4. Replace the missing balusters on the 2nd floor rear porch | 3D |
| 5. R.R. the loose, broken, & rotted steps on the left rear porch | 3D |
| 6. D & RC which causes the left rear porch to sag | 3D |
| 7. RBWG on the 1st floor left & right, 2nd floor front & left, and 3rd floor front, left & rear (I was unable to enter the interior of the structure but suspect many more violations exist. BC) | 3C |



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

C
BSL
M.P.

October 3, 1990

(WEST END)

Allen Higgins
196 Park Avenue
Portland, ME 04102

DU: 3

Dear Mr. Higgins:

RE: 202 Park Ave. 53-B-8

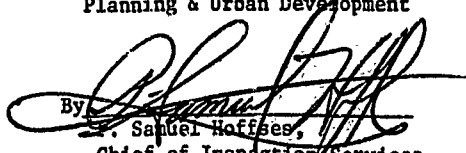
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.


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.

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

By 
Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer
Kathy Lowe for Hubert Irving (8)

jmr