

196 Park Avenue



✓ March 14, 1978

Mr. Herbert C. Higgins  
196 Park Avenue  
Portland, Maine 04102

Dear Mr. Higgins: Re: 196 Park Avenue, Portland, Maine NCP-West End 53-B-9

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

Congratulations are extended to you for the general conditions 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  
Neighborhood Conservation

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

Inspector M. Leary  
M. Leary

VW

City of Portland

NEIGHBORHOOD CONSERVATION  
Check Off Sheet  
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

*Standard First Inspection*

1) Insp. Name M Leary

|                        |                 |               |                  |                 |        |                  |                     |                 |              |
|------------------------|-----------------|---------------|------------------|-----------------|--------|------------------|---------------------|-----------------|--------------|
| 2) Insp. Date          | 3) Insp. Type   | 4) Proj. Code | 5) Assr's: Chart | 6) Bl.          | 7) Lot | 8) Census: Tract | 9) Blk.             | 10) Insp.       | 11) Form No. |
| 3/10/78                | NCP             | West End      |                  | 221 B           | 007    |                  |                     | 12              |              |
| 12) Hous No.           | 13) Sec. H. No. | 14) Suff.     | 15) Direct       | 16) Street Name |        |                  |                     | 17) St. Design. |              |
| 196                    |                 |               |                  | Park            |        |                  |                     | Flr             |              |
| 18) Owner or Agent:    |                 |               |                  |                 |        |                  | 19) Status          | 20) Bldg's Rat. |              |
| Mr. Herbert C. Higgins |                 |               |                  |                 |        |                  |                     |                 |              |
| 21) Address:           |                 |               |                  |                 |        |                  | 22) City and State: |                 |              |
| 196 Park Avenue        |                 |               |                  |                 |        |                  | Portland            |                 |              |

|              |                   |               |                     |                   |                        |                |                  |                 |            |
|--------------|-------------------|---------------|---------------------|-------------------|------------------------|----------------|------------------|-----------------|------------|
| 23) D. Units | 24) Occ. D. U. 's | 25) Rm. Units | 26) Occ. R. U. 's   | 27) No. Occupants | 28) Com'l U.           | 29) Bldg. Type | 30) Stories      | 31) Const. Mat. | 32) O. B's |
| 21           | 2                 |               |                     |                   |                        | DC             | 2 1/2            | Wood            | NO         |
| 33) C. H.    | 34) Pho.          | 35) Zoned For | 36) Actual Land Use | 37) D. D.         | 38) Lks. Ad. Bth. Fac. | 39) Disp.      | 40) Closing Date |                 |            |
|              |                   |               |                     |                   |                        |                |                  |                 |            |

| EXTERIOR - Structure |           | Cd. Viol. | INTERIOR - Structure         |                   | Cd. Viol. |
|----------------------|-----------|-----------|------------------------------|-------------------|-----------|
| Foundation           | EX/FO ✓   | 3a        | Light                        | LI                | 8         |
| Walls                | EX/WA ✓   | 3a        | Elec. Wiring                 | EW                | 8e        |
| Roof                 | RO ✓      | 3a        | Floors                       | FL                | 2b        |
| Porch                | PO ✓      | 3d        | Walls                        | IN/WA             | 3b        |
| Stairs               | EX/SR ✓   | 3d        | Ceilings                     | CE                | 3L        |
| Steps                | SP ✓      | 3d        | Windows                      | IN/WI             | 3c        |
| Doors                | DO ✓      | 3c        | Airshafts                    | AS                | 3c        |
| Windows              | EX/WI ✓   | 3c        | Roof Rafters                 | ROR               | 3a        |
| Eaves                | EA ✓      | 3a        | Sanitation                   | SAN               | 4e        |
| Trim                 | TR ✓      | 3a        | Stairways                    | IN/SRW            | 3d        |
| Chimney              | EX/CH ✓   | 3e        | Stair Treads                 | SRT               | 3d        |
| Gutters              | GU ✓      | 3a        | Westlines                    | WSL               | 6d        |
| Roof Drains          | RD ✓      | 3d        | Supply Lines                 | SUL               | 6c        |
| Bulkhead             | BU ✓      | 4e        | Stacks                       | ST                | 3e        |
| Outbuildings         | GR - SH ✓ | 4d        | Flues                        | FU                | 3e        |
| Yard                 | YA ✓      | 4d        | Vents                        | VE                | 3e        |
| Garbage              | GA ✓      | 4d        | Chimney                      | IN/Ch             | 3e        |
| Rubbish              | RU ✓      | 4c        | Heating Equip. Furnace - FU  | Spaceheater - SPH | 9c        |
| Containers           | CO ✓      | 3a        | Bsmt. Sanitation Litter - LI | Debris - DE       | 4b        |
| Drainage             | DR ✓      | 4e        | Dampness - DM                |                   | 3a        |
| Infiltration         | IN-CR-FL  | 4e        | Lighting                     | BS/LF             | 8c        |
| Rats                 | RA ✓      | 4e        | Elec. Panel                  | EL/PA             | 8e        |
| Other                |           | 10        | Stairs                       | BS/SR             | 3d        |
| Fire Escape          | FE        | 10        | Foundation                   | IN/FO             | 3a        |
| Dual Egress          | DE        |           | Floor Joists                 | FL/JO             | 3a        |
| Driveways            | DW        |           | Carrying Timbers             | *GA/TI            | 3a        |
| Walks                | WA        |           | Sills                        | SI                | 3a        |
| Fences               | FN        |           | Bsmt. D.U. Conforms          | BDU               | 5f        |

Remarks on reverse side

CERTIFICATE  
OF  
COMPLIANCE

January 11, 1971

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 196 Park Avenue, Portland, Maine

Dear Mr. Higgins:

A re-inspection of the premises noted above was made on January 8, 1971  
by Housing Inspector Lyford, of the Health Department.

This is to certify that you have complied with our request to correct the  
violations of the Municipal Codes relating to housing conditions described  
in our "Notice of Housing Conditions" dated October 1, 1970.

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

Very truly yours,

Arthur A. Hughson, CPH MPH  
Health Director

Inspector Lyford

By Lyle D. Hayes  
Chief of Housing Inspections



ADMINISTRATIVE ~~HEARING~~ DECISION

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

Date October 12, 1970

Mr. Herbert Higgins  
136 Park Avenue  
Portland, Maine 04102

Re: Premises located at 196 Park Avenue, Portland, Maine

Dear Mr. Higgins:

You are hereby notified that your request in our discussion in my office

on October 9, 1970, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

Expiration time extended to December 15, 1970 - in order to complete work now in progress to correct Housing Code deficiencies.

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

Lyle D. Hayes, Chief of Housing Inspection

Very truly yours,

Arthur A. Hughson, CPH, MPH  
Health Director

By Lyle D. Hayes  
Chief of Housing Inspection

NOTICE OF HOUSING CONDITIONS

2

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

Location: 196 Park Avenue  
Project: General  
Issued: 10/1/70  
Expires: 11/1/70

Mr. Herbert Higgins  
196 Park Avenue  
Portland, Maine 04102

Dear Mr. Higgins:

An examination was made of the premises at 196 Park Avenue Portland, Maine, by Housing Inspector Curren. 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 or before November 1, 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 specified 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 [Signature]

By: [Signature]

Chief of Housing Inspections

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

Section(s)

- |   |      |
|---|------|
| * Determine the reason and remedy the condition which causes the front porch to sag and pull away from the house.               | 3(d) |
| * Repair or replace the rotted treads and risers of the front porch.  | 3(d) |
| * Repair or replace the loose and rotted front porch handrails.   | 3(d) |
| * Repair or replace the rotted eaves board in the canopy over the front porch.  | 3(d) |
| * Repair or replace the rotted fascia boards in the second floor front bay window.  | 3(a) |
| * Repair or replace the loose, broken and missing wall plaster on the cellar stairway and the first floor front and rear halls. | 3(b) |
| * Repair or replace the broken clean out door on the front cellar chimney.  | 3(e) |
| * Clean out and properly dispose of the soot from the chimneys.   | 3(a) |
| * Point up the rear chimney around the cleanout door.   | 3(a) |
| * Repair or replace the loose, broken and missing bricks on the front right part of the foundation.                             | 3(a) |
| * Point up the foundation on the right front interior and as needed on the exterior.  | 3(a) |

continued

196 Park Avenue - continued

Section(s).

- 17. ~~Repair or replace the loose, missing and broken siding on the right, left and rear sides of the structure.~~ 3(a)
- 18. ~~Repair or replace the two broken treads on the cellar stairway.~~ 3(d)
- 19. ~~Replace the missing light bulb in the first floor front hall.~~ 8(e)
- 20. ~~Replace the missing balusters in the first floor front hall stairway.~~ 3(d)
- First Floor Apartment
- 21. ~~Replace the broken window glass in the kitchen and living room.~~ 3(c)
- 22. ~~Replace the windows in the kitchen, living room, front and rear bedrooms.~~ 3(c)
- 23. ~~Tighten the loose window sash in the kitchen and rear bedroom.~~ 3(c)
- 24. ~~Replace the missing right upper corner section of the window moulding in the rear bedroom.~~ 3(c)
- Second Floor Apartment
- 25. ~~Repair the hole in the kitchen ceiling plaster board.~~ 3(b)
- 26. ~~Replace the windows in the kitchen, bathroom, living room and front bedrooms.~~ 3(c)
- 27. ~~Replace the broken window glass in the rear bedroom.~~ 3(c)
- 28. ~~Tighten the loose window sash in the kitchen, front bedroom, inner hall and attic.~~ 6(d)
- 29. ~~Repair the leaking faucet in the kitchen and bathroom.~~
- 30. ~~Repair or replace the loose, broken and missing wall plaster in the pantry and inner hall.~~ 3(b)
- 31. ~~Repair or replace the rotted window sill in the rear bedroom.~~ 3(c)
- 32. ~~Determine the reason and remedy the condition which causes the signs of leakage in the left skylight.~~ 3(c)
- 33. ~~Provide a means to make the right skylight secure and weathertight.~~ 3(c)
- 34. ~~Replace the broken window glass in the rear bedroom.~~ 3(c)







# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

October 3, 1990

(WEST END) a

Gladys Higgins  
196 Park Avenue  
Portland, ME 04102

DU: 2

Dear Ms Higgins:

RE: 196 Park Ave. 53-B-9

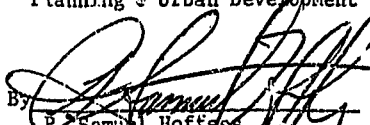
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

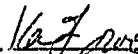
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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 Hoffes,  
Chief of Inspection Services

  
Code Enforcement Officer  
Kathy Lowe for Hubert Irving (8)

jmr