

1984 Park Avenue (rear)  
53-12-919



SECTION 8 - EXISTING - LEASED HOUBING PROGRAM

ADDRESS 198 Park Ave DATE 3/29/78

OWNER Alan Higgins ADDRESS 196 Park Ave

Location of Dwelling Units or  
Number of Dwelling Units Under  
Section 8 - Lease

\_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NEIGHBORHOOD CONSERVATION PROJECT St John - West End

INSPECTED BY HOUSING DIVISION - YES  NO

"NOTICE OF HOUSING CONDITIONS" ISSUED 3/27 1978 ABATED \_\_\_\_\_ 19\_\_\_\_

LOAN PARTICIPANT \_\_\_\_\_

X

C E R T I F I C A T E  
O F  
C O M P L I A N C E

CITY OF PORTLAND

June 18, 1979

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

Mr. Allan Higgins  
196 Park Avenue  
Portland, Maine 04101

Mr. Herbert Higgins  
196 Park Avenue  
Portland, Maine 04101

Re: Premises located at 198 A Park Avenue, Portland, Maine NCP-West End 53-B-9

Dear Sirs:

A re-inspection of the premises noted above was made on June 15, 1979  
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 March 27, 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 June 1984.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

Inspector Merle Leary  
M. Leary

OK  
BY ML  
DATE 6-15-79  
ADMINISTRATIVE HEARING DECISION

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

Date Sept. 15, 1978

Mr. Allan Higgins      Mr. Forbart Higgins  
196 Park Avenue      196 Park Avenue  
Portland, Maine 04101      Portland, Maine 04101

Re: Premises located at 198 A Park Avenue, Portland, Maine NRP-West End 53-B-9

Dear Sirs:

You are hereby notified that as the result of a telephone conversation between  
Mr. Allan Higgins and Inspector Leary and his request for additional time  
on Sept. 13, 1978, regarding our "Notice of Housing Conditions" at the above  
referred premises resulted in the decision noted below.

xx Expiration time extended to November 15, 1978 in order to complete the work  
now in progress to correct the remaining ten (10) Housing Code violations as  
listed on the attached Notice of Housing Conditions dated March 27, 1978.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned  
dates, so that a "Certificate of Compliance" may be issued.

In Attendance:

Allan Higgins

Marlin Leary

Encl.

Very truly yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

NOTICE OF HOUSING CONDITIONS

DU 5

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

Ch.-Bl.-Lot: 53-B-9  
 Location: 198 A Park Avenue  
 Project: NCP-West End  
 Issued: March 27, 1978  
 Expired: June 27, 1978

Mr. Allan Higgins                      Mr. Herbert Higgins  
 196 Park Avenue                      196 Park Avenue  
 Portland, Maine 04101              Portland, Maine 04101

883-6675 me/

Dear Mr. Allan Higgins & Mr. Herbert Higgins:

An examination was made of the premises at 198 A 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 27, 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

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

Inspector M. Leary

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
<del>1. FRONT PORCH STAIRS - repair or replace rotted riser.</del>	<del>3d</del>
<del>* 2. RIGHT FRONT HALL DOOR - replace broken glass.</del>	<del>3c</del>
<del>3. RIGHT FRONT CELLAR WINDOW - replace broken glass.</del>	<del>3c</del>
<del>4. LEFT FRONT &amp; LEFT REAR EXTERIOR WALL - repair or replace broken trim.</del>	<del>3a</del>
<del>* 5. THIRD FLOOR LEFT REAR HALL CEILING - repair inoperative light fixture.</del>	<del>3d</del>
<del>6. LEFT FRONT HALL STAIRWAY - repair or replace broken railing.</del>	<del>3c</del>
<del>* 7. LEFT FRONT CELLAR WALL - replace missing fuse box covers.</del>	<del>3a</del>
<del>8. LEFT CELLAR FOUNDATION - replace missing mortar.</del>	<del>3a</del>
<b>FIRST FLOOR LEFT</b>	
<del>9. DEN WINDOW - replace broken glass.</del>	<del>3c</del>
<b>SECOND FLOOR LEFT</b>	
<del>* 10. LEFT REAR BEDROOM &amp; KITCHEN WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when open.</del>	<del>3c</del>

continued  
 vw

THIRD FLOOR LEFT *Tenant moving first week of May*

- \* ~~11. LIVING ROOM WINDOW - replace missing glass. 3c~~
- \* ~~12. LIVING ROOM WINDOW - replace missing stop. 3c~~
- \* ~~13. REAR BEDROOM WINDOW - replace missing parting bead. 3c~~

FIRST FLOOR RIGHT

- \* ~~14. KITCHEN CEILING - remove loose and peeling paint. 3b~~
- \* ~~15. MIDDLE BEDROOM DOOR - remove illegal extension cord running thru middle bedroom door. 8d~~

SECOND FLOOR RIGHT

- \* ~~16. KITCHEN WALL - remove illegal extension cords attached to baseboard. 8d~~
- \* ~~17. DINING ROOM WALL - install duplex outlet. 8a~~

\* 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..

REINSPECTION RECOMMENDATIONS

LOCATION 198A Parkhurst

PROJECT NCP-West End

OWNER Allen & Herbert Higgins

INSPECTOR M Leary

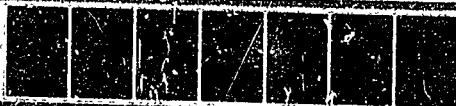
NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-27-78	6-29-78				

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

DATE		
6-15-77	241	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> POSTING RELEASE <input type="checkbox"/>
9-13-78	241	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>November 15 1978</u>
2-7-79	241	Time Extended To: <u>April 7 1979</u>
4-13-79	241	Time Extended To: <u>June 13 1979</u>
7-20-79	241	UNSATISFACTORY Progress Send "HEARING NOTICE" <input checked="" type="checkbox"/> "FINAL NOTICE" <input type="checkbox"/>
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
7-17-78	241	INSPECTOR'S REMARKS: <u>Inspection was completed. Issued</u> <u>sending out a hearing notice no sign of rehab.</u> <u>7 violations corrected. 10 remain. Inhab. Home</u> <u>rehab in progress</u> <u>Contacted Mr. Higgins. 9 violations corrected &amp; remain.</u> <u>4 violations remaining. Contacted owner</u> <u>all violations corrected</u>
8-20-78	241	
7-13-78	241	
2-7-79	241	
4-13-79	241	
6-15-79	241	
		INSTRUCTIONS TO INSPECTOR: _____ _____ _____

198-A-PARK AVE

HOUSING





CBSL



# CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT  
April 25, 1984

#DU: 5

Gladys M. & Herbert C. Higgins, Jts.  
196 Park Avenue  
Portland, Maine 04102

Re: 198 Park Ave. 53-B-9 WE

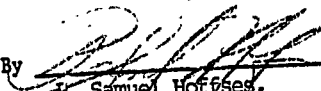
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

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   
L. Samuel Hoffses,  
Chief of Inspection Services



Code Enforcement Officer  
Burton MacIsaac (6)

jmr



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

C  
BSL  
m.F.

October 3, 1990

Gladys Higgins  
196 Park Avenue  
Portland, ME 04102

(WEST END)

FU: 6

Dear Ms. Higgins:

RE: 198 Park Avenue 53-B-9

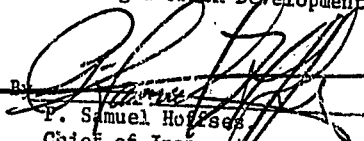
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Please feel free to call on us if we can be of assistance to you.

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

  
P. Samuel Hoffas  
Chief of Inspection Services

  
Code Enforcement Officer

Kathy Lowe for Hubert Irvin (8)

jmr