c File

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 23, 1984

Mr. Andre Bellucci
39 Oakley Street
Portland, Maine 04103

Re: 256 Danforth St., First Floor Right Apt.

Dear Mr. Bellucci:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 256 Danforth Street, 1st. Fl. Rt, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. BATHROOM - toilet bowl - broken. 111-4

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 24, 84.

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
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

jmr

c File

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 23, 1984

OK
MJ
DATE 10-26-84

Mr. Andre Bellucci
39 Oakley Street
Portland, Maine 04103

Re: 256 Danforth St., First Floor Right Apt.

Dear Mr. Bellucci:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 256 Danforth Street, 1st. Fl. Ri,Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

~~1 BATHROOM - toilet bowl broken. 111-4~~

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 24, 84.

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: P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

jmr

254-256 DALFORTH STREET	HOUSING	[illegible]

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 15, 1985

Margaret Ames
256 Danforth St.
Portland, Me 04106

Re: 256 Danforth St. Apt #2 Second Floor

Dear Mrs. Ames

We recently made an inspection of the _____ apartment you occupy at 256 Danforth St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition(s):

1. Accomplish a general clean-up of the premises by washing all paintwork, floors, etc. throughout the apartment.

2. Accomplish a general clean-up of the premises by removing and properly disposing of all litter and debris.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portlard and must be corrected on or before June 16, 1985.

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 _____
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

BSL

CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

October 25, 1985

Mr. Richard Harris - New Owner
35 Penrith Road
Portland, ME 04103

Re: Smoke Detectors

Dear Mr. Harris:

During a recent inspection of the property owned by you at 254-256 Danforth St., it was noted that smoke detectors were missing in the following areas:

Second Floor Left Apartment

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to $500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

Merlin Leary, Code Enforcement Officer (5)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

109 MIDDLE STREET • PORTLAND MAINE 04101 • TELEPHONE (207) 775-6361

FOR YOUR INFORMATION

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law. (Code 1968, §307.1)

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section, such person shall be subject to a penalty as provided in section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED.

No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968 §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in section 1-15. (Code 1968, §307.24; Ord. No. 133-75, 2-19-75) (a fine of not less than $50.00 nor more than $1,000.00 and each day's violation shall be considered to be a separate offense.)

RE: 254-256 Danforth St. - New Owner: Richard Harris - 57-G-3 NDP

AS THE NEW OWNER of the above, we must inform you that SECTION 125 - RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

CITY OF PORTLAND

JOSEPH E GRAY, JR
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

October 25, 1985

Mr. Richard Harris - New Owner
35 Penrith Road
Portland, ME 04103

Re: 254-256 Danforth St. First Floor Left Apt. 57-G-3 NDP

Dear Mr. Harris:

This is to inform you, as owner or agent of the property located at 254-256 Danforth St., 1st Fl. Lt., Portland, Maine, that we have released the (apartment(s) or property from posting.

Therefore, you may rent the (apartment or ~~xxxxxxxxxx~~) to others or occupy it yourself.

If any additional information is desired, visit or call this office.

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

By _____
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer (5)
Merlin Leary

jmr

FOR YOUR INFORMATION

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law. (Code 1968, §307.1)

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or [illegible]rwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor or by registered mail, return receipt requested, giving the name and address of the [illegible]son to whom the transfer is proposed. In the event of a violation of this section, such [illegible]on shall be subject to a penalty as provided in section 1-15, in addition to any [illegible]y which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED.

No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968 §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in section 1-15. (Code 1968, §307.24; Ord. No. 133-75, 2-19-75) (a fine of not less than $50.00 nor more than $1,000.00 and each day's violation shall be considered to be a separate offense.)

RE: 254-256 Danforth St. - New Owner: Richard Harris - 57-G-3 NDP

AS THE NEW OWNER of the above, we must inform you that SECTION 125 - RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

DU 6

CH. 57 BLK. G LOT 3

LOCATION: 254-256 Danforth St.

PROJECT: NCP-NDP
ISSUED: October 25, 1985
EXPIRES: December 25, 1985

Mr. Richard Harris - New Owner
35 Penrith Road
Portland, ME 04103

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 254-256 Danforth Street 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 December 25, 1985. 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 any 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 Hoffses
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris - New Owner LOCATION: 254-256 Danforth St. 57-G-3 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Oct. 25, 1985 EXPIRES: Dec. 25, 1985

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.

		SEC.(S)
1.	FIRST FLOOR RIGHT FRONT HALL - wall - missing switch plate cover.	113-5
2.	FIRST FLOOR RIGHT REAR HALL - door - broken panel.	108-3
3.	FIRST FLOOR RIGHT REAR HALL - door - missing latch assembly.	108-3
4.	FIRST FLOOR RIGHT REAR HALL - ceiling - loose and peeling paint.	108-2
5.	FIRST FLOOR RIGHT REAR HALL - ceiling - cracked plaster.	108-2
6.	THIRD FLOOR LEFT REAR HALL - window - loose and rotten sash.	108-3
	SECOND FLOOR LEFT APARTMENT	
7.	SMOKE DETECTOR - missing.	
* 8.	BATHROOM - toilet - rotted sub floor.	108-2
	THIRD FLOOR LEFT APARTMENT	
9.	WALL PLASTER - broken.	108-2
*10.	CEILING - missing light fixture.	113-5
	FIRST FLOOR RIGHT APARTMENT	
*11.	LIVING ROOM - ceiling - loose and hanging light fixture.	113-5
*12.	LIVING ROOM, MIDDLE BEDROOM & KITCHEN - walls - broken and missing plaster.	108-2
13.	KITCHEN - walls - peeling paint.	108-2
14.	BATHROOM - wall - missing duplex outlet cover.	113-5

*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

Void

July 2, 1984

Mr. Andre Bellucci
39 Oakley Street
Portland, Maine 04103

Re: 254-256 Danforth St.
First floor left apartment

Dear Mr. Bellucci

As owner or agent of the property located at 254-256 Danforth St., Portland, Maine, you are hereby notified that as the result of a recent (inspection ~~XXXXXX~~), the first floor left apt. (is ~~XXXXXX~~) hereby declared unfit for human occupancy.

You must take immediate steps to vacate the apartment that is occuppied by Denise Robbins & her children

and (it ~~XXXXXX~~) is/are to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than July 10, 1984.

Article V - Section VI - 120.2 - Properties which lack plumbing, ventilating, lighting and heating facilities or equipment adequate to protect 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.

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 Joe E Vandolah
~~P. Samuel Hoffses~~,
Act. Chief of Inspection Services

Merlin Leary
Code Enforcement Officer

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 2, 1984

Denise Robbins
254-256 Danforth St.
Portland, Maine

Re: 254-256 Danforth St.
First floor left apartment

Dear, Denise Robbins

A recent inspection by Code Enforcement Officer Merlin Leary of the first floor left apt. you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. Andre Bellucci has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

By John E. Wansbrough
P. ~~Samuel Hoffses~~,
Asst. Chief of Inspection Services

Merlin Leary
Code Enforcement Officer

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 19, 1984

Belhar Realty Trust
Mr. Andre Bellucci
39 Oakley Street
Portland, Maine 04103

Re: 254-256 Danforth St. - 1st. Floor Left Apt.

Dear Mr. Bellucci:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 254-256 Danforth St., 1st. Fl. Le, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

~~1. MIDDLE BEDROOM~~ window - broken glass. 108-3

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 30, 1984.

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 _____
P. Samuel Hoffses,
Chief of Inspection Services

_____
Code Enforcement Officer - Merlin Leary (5)

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 254 Defoe
PROJECT ADD
OWNER Fidel Velez

INSPECTOR Leary

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired
4-19-5[illegible]					

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

DATE		
		ALL VIOLATIONS HAVE BEEN CORRECTED _____ "POSTING RELEASE" _____ Send "CERTIFICATE OF COMPLIANCE" _____
		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 _____

INSPECTOR'S REMARKS: _____

INSTRUCTIONS TO INSPECTOR: _____

Dick [illegible] 797-[illegible]
Bellucci [illegible]

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

DU 6

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 211 - 218 319

CH. 57 BLK. G LOT 3

PROJECT: NCP-NDP
ISSUED: November 21, 1983
EXPIRES: January 21, 1984

Belhar Realty Trust
Mr. Andre Bellucci
39 Oakley Street
Portland, Maine 04103

Void
New Notice to be sent

LOCATION: 254-256 Danforth St

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 254-256 Danforth St., Portland, Me. 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 January 21, 1984. 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 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 of
Planning & Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Inspections Services Division

Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Belhar Realty Trust (A. Bellucci) LOCATION: 254-256 Danforth St. 57-G-3 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Nov. 21, 1983 , EXPIRES: Jan. 21, 1984

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.

	SEC. (S)
1. OVERALL - roof - leaking.	108-2
*2. FIRST FLOOR RIGHT REAR PORCH - floor - broken decking.	108-4
3. FIRST FLOOR RIGHT REAR HALL - door - broken panel.	108-3
4. FIRST FLOOR RIGHT FRONT & RIGHT REAR HALL - walls - broken plaster.	108-2
FIRST FLOOR LEFT	
5. FIRST FLOOR LEFT MIDDLE BEDROOM - ceiling - cracked and buckled plaster.	108-2
THIRD FLOOR LEFT	
6. LIVING ROOM - window - missing points and glazing.	108-3
THIRD FLOOR RIGHT	
7. KITCHEN - window - rotted sash.	108-3
8. KITCHEN - wall - missing outlet cover.	113
9. LIVING ROOM - window - inoperative sash.	108-3
*10. BATHROOM - floor - rotted boards.	108-2
*11. BATHROOM - toilet - leaking flush supply line.	111-3
12. OVERALL LIVING ROOM & DINING ROOM AND KITCHEN - windows - missing points and glazing.	

*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.

First Floor Right Hall
Hanging
Living Room Wall B. Plas & Mr Bathroom K. Wall; Bathroo
Duplex outlet miss terry
First Left
Damaged floor tiles Missing Moulding M. Bed
Missing From Front bedroom door B. Switch Bed Wall

REINSPECTION RECOMMENDATIONS

LOCATION 254-256 [illegible]

PROJECT NDP

INSPECTOR [illegible]

OWNER [illegible]

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE Issued	Expired	FINAL NOTICE Issued	Expired	
[illegible]	[illegible]					

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

DATE		
		ALL VIOLATIONS HAVE BEEN CORRECTED _____ "POSTING RELEASE" _____ Send "CERTIFICATE OF COMPLIANCE" _____
		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 _____
2-5-84		INSPECTOR'S REMARKS: [illegible] called the [illegible] today about the [illegible] [illegible] with the building [illegible] smoking pot.
3-19-84		Sent out a letter of [illegible] on the broken windows.

INSTRUCTIONS TO INSPECTOR:

File

CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

October 25, 1985

Mr. Richard Harris - New Owner
35 Penrith Road
Portland, ME 04103

Re: Smoke Detectors

DATE 11-1-85

Dear Mr. Harris:

During a recent inspection of the property owned by you at 254-256 Danforth St., it was noted that smoke detectors were missing in the following areas:

Second Floor Left Apartment

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to $500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

Merlin Leary, Code Enforcement Officer (5)
Merlin Leary

cc: Lt. James Collins, Fire Prevention Bureau

jmr

109 MIDDLE STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-6361

REINSPECTION RECOMMENDATIONS

LOCATION 254-256 Dwight

PROJECT NDP

INSPECTOR [illegible]

OWNER Richard Hemp

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE		
Issued	Expired	Issued	Expired	Issued	Expired	
10-25	12-25-[illegible]					

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

DATE		
3-21	'71	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANC " "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
		UNSATISFACTORY Progress "LEGAL ACTION" To be Taken
3-21		INSPECTOR'S REMARKS: All violations complied see [illegible] Cert of Comp.

INSTRUCTIONS TO INSPECTOR:

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris - New Owner LOCATION: 254-256 Danforth St. 57-G-3 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Oct. 25, 1985 EXPIRES: Dec. 25, 1985

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.

	SEC.(S)
~~1. FIRST FLOOR RIGHT FRONT HALL - wall - missing switch plate cover.~~	~~113-5~~
~~2. FIRST FLOOR RIGHT REAR HALL - door - broken panel.~~	~~108-3~~
~~3. FIRST FLOOR RIGHT REAR HALL - door - missing latch assembly.~~	~~108-3~~
~~4. FIRST FLOOR RIGHT REAR HALL - ceiling - loose and peeling paint.~~	~~108-2~~
~~5. FIRST FLOOR RIGHT REAR HALL - ceiling - cracked plaster.~~	~~108-2~~
~~6. THIRD FLOOR LEFT REAR HALL - window - loose and rotten sash.~~	~~108-3~~
SECOND FLOOR LEFT APARTMENT	
~~7. SMOKE DETECTOR - missing.~~	
~~* 8. BATHROOM - toilet - rotted sub-floor.~~	~~108-2~~
THIRD FLOOR LEFT APARTMENT	
~~9. WALL PLASTER - broken.~~	~~108-2~~
~~*10. CEILING - missing light fixture.~~	~~113-5~~
FIRST FLOOR RIGHT APARTMENT	
~~*11. LIVING ROOM - ceiling - loose and hanging light fixture.~~	~~113-5~~
~~*12. LIVING ROOM, MIDDLE BEDROOM & KITCHEN - walls - broken and missing plaster.~~	~~108-2~~
~~13. KITCHEN - walls - peeling paint.~~	~~108-2~~
~~14. BATHROOM - wall - missing duplex outlet cover.~~	~~113-5~~

*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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Mr. Richard Harris - New Owner
35 Penrith Road
Portland, ME 04103

OK
MJ
3-24-86

DU 6

CH. 57 BLK. G LOT 3

LOCATION: 254-256 Danforth St.

PROJECT: NCP-NDP
ISSUED: October 25, 1985
EXPIRES: December 25, 1985

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 254-256 Danforth Street 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 December 25, 1985. 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 any 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 Hoffses
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

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

DATE: March 25, 1986

DU: 6

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Mr. Richard Harris
35 Penrith Road
Portland, ME 04103

Re: Premises located at 254-256 Danforth Street 57-G-3 NDP

Dear Mr. Harris:

A re-inspection of the premises noted above was made on March 24, 1986 by Code Enforcement Officer Merlin 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 October 25, 1985.

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 1991.

Sincerely yours,

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer / Merlin Leary (5)

jmr

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 15, 1986

Mr. Richard Harris
35 Penrith Road
Portland, ME 04102

Re: 254 Danforth Street, Apt. #1

Dear Mr. Harris:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 254 Danforth St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

* 1.	APARTMENT #1 - furnace - leaking.	114-2
* 2.	CELLAR - asbestos.	116-6

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 15, 1987.

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 _____
P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

jmr

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 7, 1986

Mr. Richard Harris
35 Penrith Road
Portland, ME 04101

Re: 256 Danforth Street

Dear Mr. Harris:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 256 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FRONT HALL - door - missing glass. 108-3

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before May 7, 1986.

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
P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

Re: 256 Dunforth St. - M. Leary - Housing

P 032 223 719

RECEIPT FOR CERTIFIED MAIL

Sent to Mr. Richard Harris

Street and No. 35 Penrith Road

P.O., State and ZIP Code Portland, ME 04101

Postage $

Certified Fee

Special Delivery Fee

Restricted Delivery Fee

Return Receipt Showing to Whom and Date Delivered

Return Receipt Showing to Whom, Date, and Address of Delivery

TOTAL Postage and Fees $

Postmark or Date

PS Form 3800, Feb. 1982

* U.S.G.P.O. 1984-446-014

Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 7, 1992

Richard Harris
35 Penrith Ave
Portland, ME 04102

Re: 254-256 Danforth St
CBL #: 057-G-003
DU: 6

Dear Mr. Harris,

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. 256 - Apt 3 - Interior Hall - Damaged Wall

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,

Kathleen Lowe
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

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