



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. Rm., 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
P. Samuel Hoffses,
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

JMR

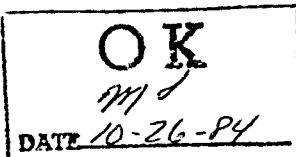


CITY OF PORTLAND

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. T11-4

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

HODDING

502





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 42 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 sub-standard 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 Portland 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
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)



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

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. 57-G-3 NDP
First Floor Left Apt.

Dear Mr. Harris:

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

Therefore, you may rent the (apartment or ~~space~~) 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 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.

652
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

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.

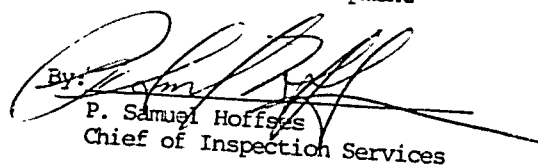
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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

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
<u>SECOND FLOOR LEFT APARTMENT</u>	
7. SMOKE DETECTOR - missing.	
* 8. BATHROOM - toilet - rotted sub floor.	108-2
<u>THIRD FLOOR LEFT APARTMENT</u>	
9. WALL PLASTER - broken.	108-2
*10. CEILING - missing light fixture.	113-5
<u>FIRST FLOOR RIGHT APARTMENT</u>	
*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

Mr. Andre Bellucci
39 Oakley Street
Portland, Maine 04103

Vold
July 2, 1984

By: [Signature]
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 occupied 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 prosecu-
tion in District Court.

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

By *Joe E. Vandel...*
By Samuel Hoffses,
Act. Chief of Inspection Services

Melvin 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. Handcock
P. Samuel Hoffses,
Asst. Chief of Inspection Services

Merlin Leary
Code Enforcement Officer



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 De Forte
 PROJECT ADD
 OWNER Foster Bellucci

INSPECTOR Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>4-19-51</u>					

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

DATE	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"	"FINAL NOTICE"
	NOTICE TO VACATE POST Entire POST Dwelling Units	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	

INSPECTOR'S REMARKS:

INSTRUCTIONS TO INSPECTOR:

122-121-1
Dick Bellucci 707-2200
Belhar Realty Trust
NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

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

DU 6

CH. 57 BLK. G LOT 3

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

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.

- Miss Sullivan*
- | | 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 |
| <i>1st Flr Hall Cell Plaster & Wall</i> | |
| FIRST FLOOR LEFT | |
| 5. FIRST FLOOR LEFT MIDDLE BEDROOM - ceiling - cracked and buckled plaster. | 108-2 |
| <i>1st Flr Left</i> | |
| THIRD FLOOR LEFT | |
| 6. LIVING ROOM - window - missing points and glazing. | 108-3 |
| <i>3rd Flr Left</i> | |
| 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 light fixture in hall

Living Room Wall - B. Plaster & Mr. Bellucci's Wall; Bathroom

Duplex outlet missing cover

First Left - Leaky faucet

Damage floor tiles - Missing moulding Mr. Bellucci

Missing trim front bathroom door - B. Switch Bed Wall

REINSPECTION RECOMMENDATIONS

LOCATION 254-256 J. St. N. W.

PROJECT MDP

INSPECTOR [Signature]

OWNER John B. [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-21</u>	<u>1-1</u>				

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

DATE	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"	"FINAL NOTICE"
	NOTICE TO VACATE POST Entire POST Dwelling Units	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	

2-5-54 INSPECTOR'S REMARKS: man called the office, told about
the security. He was sitting with the building
and drinking smoking pot.
 3-19-54 Sent out a letter of warning on the broken
windows.

INSTRUCTIONS TO INSPECTOR:



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:

DATE 11-1-85

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

INSPECTOR

PROJECT

OWNER

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED
3-21	Send "CERTIFICATE OF COMPLIANCE" _____ "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: <i>All violations corrected see Certificate of Compliance</i>
	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

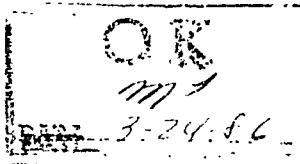
*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

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



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 in compliance with the Housing Code Standards.

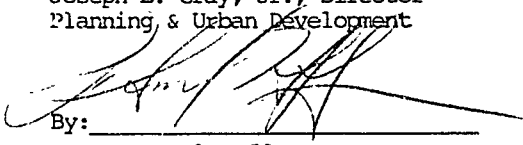
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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

CERTIFICATE
OF
COMPLIANCE

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.

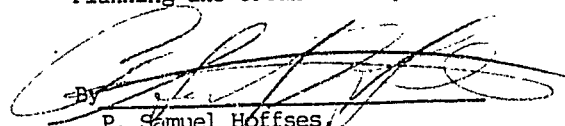
This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated October 25, 1985.

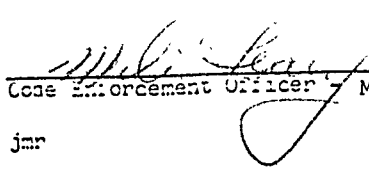
Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

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 Hoffers
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

jmu

RECEIPT FOR CERTIFIED MAIL

the 1990s, the number of people in the world who are undernourished has declined from 1.1 billion to 800 million. The number of people who are malnourished has declined from 1.5 billion to 1 billion. The number of people who are obese has increased from 100 million to 300 million. The number of people who are overweight has increased from 100 million to 300 million. The number of people who are obese and overweight has increased from 100 million to 300 million. The number of people who are obese and overweight has increased from 100 million to 300 million.

2000 年 12 月 1 日

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

[illegible]

Page 1 of 1

2025 Feb 19 AM 11:03

U.S.G.P.O. 1982-458-014

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
CEB #: 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
Kathleen Lowe
Code Enforcement Officer

P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

