

154-770 - 57-05



REQUIRE

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. 57-G-3 NDP - OWNER: Belhar Realty Trust (Mr. Andre Bellucci

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.

REC-11

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 319

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

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

RECU

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
<u>FIRST FLOOR LEFT</u>	
5. FIRST FLOOR LEFT MIDDLE BEDROOM - ceiling - cracked and buckled plaster.	108-2
<u>THIRD FLOOR LEFT</u>	
6. LIVING ROOM - window - missing points and glazing.	108-3
<u>THIRD FLOOR RIGHT</u>	
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.

REQU

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 319

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

DC 6

CH. 57 BLK. G LOT 3

PROJECT: MCP-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

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

REC'D

HOUSING INSPECTION REPORT

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

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

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

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	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
<u>FIRST FLOOR LEFT</u>	
5. FIRST FLOOR LEFT MIDDLE BEDROOM - ceiling - cracked and buckled plaster.	108-2
<u>THIRD FLOOR LEFT</u>	
6. LIVING ROOM - window - missing points and glazing.	108-3
<u>THIRD FLOOR RIGHT</u>	
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.

New Corner Lette. - NOH C
Belknap Realty Trust
Mr Daniel Bellinger
39 Oakway Street
Orlando, Fla 32803

PRIORITY

URGENT

REPORT

ADMINISTRATIVE DECISION

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

Date June 15, 1982

Mr. Romeo Charron 146 5754pc
43 Bridge Street
Yarmouth, Maine 04096

Mr. Robert Keith
254 Lanforth Street
Portland, Maine 04101

Re: Premises located at 254-256 Danforth St. 57-3-3 NDP

Dear Mr. Charron:

You are hereby notified that a reinspection and your request for addition-
time on June 10, 1982, regarding our "Notice of Housing
Conditions"
at the above referred premises resulted in the decision noted below.

X Expiration time extended to August 10, 1982 in order to
complete the work in progress to correct the remaining 18 Housing
Code violations as listed on attached Notice of Housing
Conditions.

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.

Very truly yours,

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

By Lyle D. Royes
Lyle D. Royes
Inspection Services Division

In Attendance:

Mr. Keith
Merlin Leary

Encl.
jmr

Void New No Hc
Sept 11-21

HOUSING INSPECTION REPORT

CODE ENFORCEMENT OFFICER - Leary

OWNER: Mr. Romeo Charron

254-256 Danforth Street, Portland, Maine 57-G-3 NDP
DATED: December 29, 1981 EXPIRES: March 29, 1982

Notice of Housing Conditions

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

- Leaking conditions overall roof 10F-2*
- | | |
|--|-----------|
| * 1. FIRST FLOOR RIGHT REAR PORCH - floor - broken decking. | SEC. (S) |
| * 2. SECOND FLOOR RIGHT FRONT HALL - door - missing glass. | 3-e 10F-4 |
| * 3. FIRST FLOOR RIGHT REAR HALL - door - broken panel. | 3-e 10F-2 |
| * 4. FIRST FLOOR RIGHT FRONT & RIGHT REAR HALL - walls - broken plaster. | 3-e 10F-2 |
| * 5. REAR CELLAR - flue - excessive chimney soot. | 9-e |
| * 6. RIGHT REAR CELLAR - furnace - leaking oil line. | 9-e |
| * 7. RIGHT REAR CELLAR - furnace - missing stack damper. | 9-e |

FIRST FLOOR LEFT

- | | |
|--|-----------|
| * 8. KITCHEN - ceiling - loose and buckled celotex. | 3-b |
| * 9. KITCHEN - window - broken glass. | 3-e |
| * 10. FIRST FLOOR LEFT FRONT BEDROOM - ceiling - missing plaster. | 3-b 10F-2 |
| * 11. FIRST FLOOR LEFT MIDDLE BEDROOM - ceiling - cracked and buckled plaster. | 3-b |

THIRD FLOOR LEFT

- | | |
|---|-----------|
| * 12. KITCHEN & LEFT MIDDLE AND LEFT REAR BEDROOM - ceilings - leaking. | 3-e 10F-3 |
| * 13. LIVING ROOM - window - missing points and glazing. | 7-e |

FIRST FLOOR RIGHT

- | | |
|---|-----|
| * 14. BATHROOM - floor - leaking radiator. | 3-b |
| * 15. RIGHT MIDDLE & RIGHT FRONT BEDROOM - ceilings - buckled and broken plaster. | 3-b |

SECOND FLOOR RIGHT

- | | |
|--|-----------|
| * 16. KITCHEN - window - broken glass. | 3-e 10F-3 |
| * 17. BATHROOM - inoperative toilet. | 6-d |

THIRD FLOOR RIGHT

- | | |
|---|-----------|
| * 18. KITCHEN - window - rotted sash. | 8-e 113 |
| * 19. KITCHEN - sink clogged. | 3-e 10F-3 |
| * 20. KITCHEN - wall - missing outlet cover. | 8-e |
| * 21. LIVING ROOM - window - inoperative sash. | 3-b |
| * 22. LIVING ROOM - ceiling - loose and hanging light fixture. | 3-b 10F-2 |
| * 23. MIDDLE BEDROOM - ceiling - inoperative light fixture. | 6-d 111-3 |
| * 24. RIGHT REAR BEDROOM AND BATHROOM - ceilings - leaking conditions. | 10F-3 |
| * 25. BATHROOM - floor - rotted boards. | |
| * 26. BATHROOM - toilet - leaking flush supply line. | |
| * 27. OVERALL LIVING ROOM & DINING ROOM AND KITCHEN - windows - missing points and glazing. | |

*1
CC

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

We
Te
pe.

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.

Continued:

HOUSING INSPECTION REPORT CON'T.

OWNER: Mr. Romeo Charron

CODE ENFORCEMENT OFFICER - Leary

254-256 Danforth Street, Portland, Maine 57-G-3 NDP NOHC: 12-29-81
Time Extension Continued - June 15, 1982

ADDITIONAL VIOLATIONS FOUND

1. THIRD FLOOR RIGHT FRONT HALL - window - loose sash.
2. THIRD FLOOR LEFT FRONT & RIGHT FRONT - hall ceilings - broken plaster.
3. RIGHT REAR SHED - window - broken glass.

SEC.(S)

3-c
3-b
3-c

THIRD FLOOR LEFT APARTMENT

4. KITCHEN - window - missing stop.
5. TOILET - tank - tilting.

3-c
6-d

#2-82 C.J. Quincey C. is making a difference.
House is being insulated by Pop. Windows are
being replaced that need it. Roof work is being
done this week.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 6

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 316

Ch.-Blk.-Lot: 57-G-3
Location: 254-256 Danforth St.

Mr. Robert Keith
254 Danforth Street
Portland, Maine 04101

cc: 3 to Marro
13 to Mr. L.
1 to Mr. P. 64022

Project: NCP-NDP
Issued: December 29, 1981
Expires: March 29, 1982

172-6825

Dear Mr. Keith:

As owner or agent, you are hereby notified that an examination was made of the premises at 254-256 Danforth St., Portland, Me. by Code Enforcement Officer Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Mar. 29, 1982. 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 aid this Department in its goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

BY

Lyle D. Noyes
Inspection Services Division

Code Enforcement Officer - Leary (5)

Attachments:

JMR

HOUSING INSPECTION REPORT

OWNER: Mr. Robert Keith

CODE ENFORCEMENT OFFICER - Leary

254-256 Danforth Street, Portland, Maine 57-3-3 NDP Notice of Housing Conditions
DATED: December 29, 1981 EXPIRES: March 29, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC.(S)
* 1. FIRST FLOOR RIGHT REAR PORCH - floor - broken decking.	3-a
2. SECOND FLOOR RIGHT FRONT HALL - door - missing glass.	3-c
3. FIRST FLOOR RIGHT REAR HALL - door - broken panel.	3-b
4. FIRST FLOOR RIGHT FRONT & RIGHT REAR WALL - wall - broken plaster.	3-e
5. REAR CELLAR - floor - excessive chimney soot.	3-c
6. RIGHT REAR CELLAR - furnace - leaking oil line.	9-c
* 7. RIGHT REAR CELLAR - furnace - missing stack damper.	
FIRST FLOOR LEFT	
8. KITCHEN - ceiling - loose and buckled celotex.	3-b
9. KITCHEN - window - broken glass.	3-e
10. FIRST FLOOR LEFT FRONT BEDROOM - ceiling - missing plaster.	3-b
11. FIRST FLOOR LEFT MIDDLE BEDROOM - ceiling - cracked and buckled plaster.	3-b
THIRD FLOOR LEFT	
12. KITCHEN & LEFT MIDDLE AND LEFT REAR BEDROOM - ceilings - leaking.	3-e
13. LIVING ROOM - window - missing points and glazing.	3-c
FIRST FLOOR RIGHT	
14. BATHROOM - floor - leaking radiator.	7-c
* 15. RIGHT MIDDLE & RIGHT FRONT BEDROOM - ceilings - buckled and broken plaster.	3-b
SECOND FLOOR RIGHT	
16. KITCHEN - window - broken glass.	3-c
17. BATHROOM - inoperative toilet.	6-d
THIRD FLOOR RIGHT	
18. KITCHEN - window - rotted sash.	3-c
* 19. KITCHEN - sink clogged.	6-d
20. KITCHEN - wall - missing outlet cover.	8-e
21. LIVING ROOM - window - inoperative sash.	2-c
22. LIVING ROOM - ceiling - loose and hanging light fixture.	3-e
* 23. MIDDLE BEDROOM - ceiling - inoperative light fixture.	8-e
* 24. RIGHT REAR BEDROOM AND BATHROOM - ceilings - leaking conditions.	3-b
* 25. BATHROOM - floor - rotted board.	3-b
* 26. BATHROOM - toilet - leaky line.	6-d
27. OVERALL LIVING ROOM & DOWNSTAIRS - windows - missing points and glazing.	

WHEN MAKING YOUR REPAIRS, BE CAREFUL TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY MAY BE A HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 339 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

INSPECTOR Leary

LOCATION 254-251 Dineen St

PROJECT NDP

OWNER James J. Keefe

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
12-79-7	3-79-8				

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"
4-7-82	M	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>March 7, 1983</u>	
5-1-82	M	Time Extended To: <u>July 7, 1982</u>	
6-10-82	M	Time Extended To: <u>August 1, 1982</u>	
		UNSATISFACTORY Progress Send "HEARING NOTICE"	" FINAL NOTICE"
		"NOTICE TO VACATE" POST Entire POST Dwelling Units	
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	
4-3-82	M	INSPECTOR'S REMARKS: <u>Met Mr. Keefe at his home. He has been correcting some violations. He said it would be coming continuously as per bill.</u>	
5-7-82	M	<u>10 violations corrected. 17 violations remaining.</u>	
6-10-82	M	<u>Met Mr. Keefe at property. Showed what was done. 14 violations corrected. 12 remaining. Mr. Keefe stated the best he can. He is going to have John. insured. He will send a letter.</u>	
8-3-82	M	<u>Met Mr. Keefe at property. Corp is insulating a space all windows.</u>	
9-15-82	M	<u>Visited on premises. 12 violations remaining.</u>	
10-1-83	M	INSTRUCTIONS TO INSPECTOR: <u>Mr. Chasen said that papers will be passed by 11-15-83.</u>	

Re: 255 Danforth St. - M. Henry
RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

PS Form 3811, Oct. 1980

SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
☐ Show to whom and date delivered
☐ Show to whom, date, and address of delivery.....
☒ **RESTRICTED DELIVERY**
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$

3. ARTICLE ADDRESSED TO:
 Mrs. Aida Catlow
 60 Desert Brook Road
 Wrentham, Maine 02093

4. TYPE OF SERVICE: ARTICLE NUMBER
☐ REGISTERED ☐ INSURED 934 972
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

(Always obtain signature of addressee or agent)
 I have received the article described above.
 SIGNATURE ☐ Addressee ☐ Authorized agent
Aida Catlow

5. DATE OF DELIVERY
 1-9-84

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE INITIALS
 HC

POSTMARK
 JAN 9 1984
 SP2

PS Form 3811, Dec. 1980

SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
☐ Show to whom and date delivered
☐ Show to whom, date, and address of delivery..

2. ☐ **RESTRICTED DELIVERY**
 (The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$

3. ARTICLE ADDRESSED TO:
 Mr. Romeo Charron
 43 Bridge Street
 Yarmouth, Maine 04096

4. TYPE OF SERVICE: ☐ REGISTERED ☐ INSURED ☒ CERTIFIED ☐ COO ☐ EXPRESS MAIL

ARTICLE NUMBER
 934 918

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent
Romeo J Charron

5. DATE OF DELIVERY *10/17/83* POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED, CERTIFIED MAIL

Re: 256 Danforth St. - B. MacIsaac

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	6/16/83	BY	Joyce	DISTRICT	M. Lewis
REQUEST BY	NAME	Michael Little - No Phone			
	ADDRESS	Tenant			
OWNER	NAME	Mr. Romeo Charron - (Robert Keith-Munges)			
	ADDRESS	43 Bridge St., W. Me. 04096			
CONDITIONS	ADDRESS	254 Danforth - 3rd Fl.			

Toilet doesn't flush - Smoke Detector doesn't work,
same throughout bldg. Someone home most of time

Corrected on verbal order

COMMENTS: ~~See above~~
Completed on 6/27 All citations voided

SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING	BY	DATE
PRIORITY	ROUTINE	SPECIAL			
	URGENT	REPORT TO			



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 5, 1983

Mr. Romeo Charron
43 Bridge Street
Yarmouth, Maine 04096

cc: Mr. Robert Keith
254 Danforth Street
Portland, Maine 04102

Re: 256 Danforth St. 57-G-3 NCP-WE
1st. Floor Apartment

Dear Mr. Charron:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac 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. REAR - porch - sagging, rotted members. 108-4
2. REAR - porch support - missing bricks and mortar. 108-4
3. BATHROOM - toilet - loose seat. 111-1
4. CELLAR - light - inoperative. 113-2
5. KITCHEN - ceiling - missing light. 113-1
6. FRONT BEDROOM - ceiling - inoperative light. 113-2

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 Oct. 12, 1983.

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 Lyle D. Noyes
Lyle D. Noyes,
Inspection Services Division

Burton MacIsaac
Code Enforcement Officer - R. MacIsaac (6)

jmr

REQUEST FOR SERVICE		FALMOUTH HEALTH DEPARTMENT	
DATE RECEIVED	10/3/83	BY	LDN
		DISTRICT	Leary
REQUEST BY	NAME	L. Connolly	
	ADDRESS		
OWNER	NAME	Keith 254	
Agent	ADDRESS	256 Danforth (773-1015)	
CONDITIONS	ADDRESS	256 DANFORTH (ROSE NIDD)	
No hot water etc.			
57-9-3			
HOT WATER RESTORED, ORDERS SENT ON OTHER CONDITIONS. 10-4-83			
COMMENTS	Is only home in the P.M.		
SPECIAL INSTRUCTIONS: Dick Harris is taking over this building on 10/2/83 according to Monte Leary.			
DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE

HOUSING INSPECTION REPORT

OWNER: Mr. Robert Keith

CODE ENFORCEMENT OFFICER - Leary

254-256 Danforth Street, Portland, Maine 57-G-3 NDP Notice of Housing Conditions
DATED: December 29, 1981 EXPIRES: March 29, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC. (S)
* 1. FIRST FLOOR RIGHT REAR PORCH - floor - broken decking.	3-d
2. SECOND FLOOR RIGHT FRONT HALL - door - missing glass.	3-e
3. FIRST FLOOR RIGHT REAR HALL - door - broken panel.	3-c
4. FIRST FLOOR RIGHT FRONT & RIGHT REAR HALL - walls - broken plaster.	3-b
5. REAR CELLAR - flue - excessive chimney soot.	3-e
* 6. RIGHT REAR CELLAR - furnace - leaking oil line.	9-c
* 7. RIGHT REAR CELLAR - furnace - missing stack damper.	9-c
FIRST FLOOR LEFT	
8. KITCHEN - ceiling - loose and buckled celotex.	3-b
* 9. KITCHEN - window - broken glass.	3-c
* 10. FIRST FLOOR LEFT FRONT BEDROOM - ceiling - missing plaster.	3-b
11. FIRST FLOOR LEFT MIDDLE BEDROOM - ceiling - cracked and buckled plaster.	3-b
THIRD FLOOR LEFT	
* 12. KITCHEN & LEFT MIDDLE AND LEFT REAR BEDROOM - ceilings - leaking.	3-c
13. LIVING ROOM - window - missing points and glazing.	3-c
FIRST FLOOR RIGHT	
* 14. BATHROOM - floor - leaking radiator.	7-e
* 15. RIGHT MIDDLE & RIGHT FRONT BEDROOM - ceilings - buckled and broken plaster.	3-b
SECOND FLOOR RIGHT	
* 16. KITCHEN - window - broken glass.	3-c
* 17. BATHROOM - inoperative toilet.	6-d
THIRD FLOOR RIGHT	
18. KITCHEN - window - rotted sash.	3-c
* 19. KITCHEN - sink - clogged.	6-d
20. KITCHEN - wall - missing outlet cover.	8-e
21. LIVING ROOM - window - inoperative sash.	3-c
* 22. LIVING ROOM - ceiling - loose and hanging light fixture.	6-e
* 23. MIDDLE BEDROOM - ceiling - inoperative light fixture.	8-e
* 24. RIGHT REAR BEDROOM AND BATHROOM - ceilings - leaking conditions.	3-b
* 25. BATHROOM - floor - rotted boards.	3-b
* 26. BATHROOM - toilet - leaking flush supply line.	6-d
27. 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.

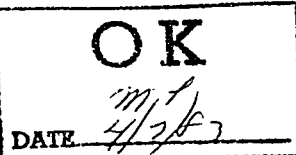
We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.



CITY OF PORTLAND

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

April 4, 1983



Mr. Romeo Charron
43 Bridge Street
Yarmouth, Maine 04096

cc: Mr. Robert Keith
254 Danforth St.
Portland, Me. 04101

Re: 256 Danforth St. - Third Floor Apt.

Dear Mr. Charron:

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 condition:

1. ~~FURNACE~~ inoperative. 9-c

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 5, 1983.

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 _____
Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - M. Leary (5)

jmr

INSPECTOR

1.0214

PROJECT

NDIP

OWNER

Rouss Chuan

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
4-4-83	4-5-87				

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:



CITY OF PORTLAND

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

April 4, 1983

Mr. Romeo Charron
43 Bridge Street
Yarmouth, Maine 04096

cc: Mr. Robert Keith
254 Danforth St.
Portland, Me. 04101

Re: 256 Danforth St. - Third Floor Apt.

Dear Mr. Charron:

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. FURNACE - inoperative. 9-c

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 5, 1983.

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 Lyle D. Noyes
Inspection Services Division

Merlin Leary
Code Enforcement Officer - M. Leary (5)

jmr

REQUEST FOR SERVICE

Portland FAIRBANKS HEALTH DEPARTMENT

DATE RECEIVED	3.30.83	BY	JEN	DISTRICT	5
REQUEST BY	NAME	3rd Floor tenant			
	ADDRESS				
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	256 Danforth St			
roof leaks - no heat					
She will be home Friday 4-1-83 between 1245-245					
COMMENTS	Capitank. She wants more light out house. Light has been seen out in daylight, roof				
SPECIAL INSTRUCTIONS	Send a little of ...				
DIVISION	☒ SANITATION	☐ HOUSING	☐ NURSING		
PRIORITY	☒ ROUTINE	☐ SPECIAL	BY	M.	
	☐ URGENT	REPORT TO	DATE	4/1/83	

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-15-83	BY	M.	DISTRICT	M. Lear
REQUEST BY	NAME	Janice Hansen 774-12378			
	ADDRESS	256 A Danforth			
OWNER	NAME	Robert Keith 1st floor			
	ADDRESS	256 Danforth 3rd right			
CONDITIONS	ADDRESS	Leaking roof.			
COMMENTS	Leaking out a little of defect Contacted Mr. Keith				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	REPORT TO	BY	M.L.
	URGENT			DATE	3/15/83



CITY OF PORTLAND

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

March 15, 1983

Mr. Reneo Charron
43 Bridge Street
Yarmouth, Maine 04096

cc: Mr. Robert Keith
254 Danforth Street
Portland, Maine 04101

Re: 254-256 Danforth St. 57-G-3 NDP
Third Floor Left & Right Apartments

Dear Mr. Charron:

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 Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

THIRD FLOOR LEFT

* 1. KITCHEN - ceiling - leaking conditions. 3-e

THIRD FLOOR RIGHT

2. MIDDLE BEDROOM & FRONT BEDROOM - ceilings - leaking. 3-e

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 15, 1983.

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 Lyle D. Moyes
Lyle D. Moyes,
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary (b)

jmr

REQUEST FOR SERVICE		PORTLAND HEALTH DEPARTMENT	
DATE RECEIVED	12-16-82	BY	Joye
REQUEST BY	NAME	Hein Sawyer - 772-4992	
	ADDRESS		
OWNER	NAME	Robert Keith	
	ADDRESS		
CONDITIONS	ADDRESS	254 Danforth St. - 3RD FL.	
<i>Plumbing - ceiling hanging, wiring throughout.</i> N.J.			
COMMENTS			
SPECIAL INSTRUCTIONS			
DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	7/27/82	BY	Jones	DISTRICT	Leary
REQUEST BY	NAME	Lucy Hebbenhoff - 774-6624			
	ADDRESS				
OWNER	NAME	Robert Keith			
	ADDRESS	256			
CONDITIONS	ADDRESS	256 - Danforth			
Sanitation conditions not covered. Roof leaks and ceiling coming in. Keeping rat as pet - (Neighbor) NOHC OUT ON THIS BLDG. COMMENTS: ENV. SAYS PET RAT OK IF BOUGHT IN PET STORE BUT WHARF RAT TYPE IS ILLEGAL. ALSO, IF OWNER WISHES TO EXERCISE THE RAT IT MUST BE ON A LEASH. SPECIAL INSTRUCTIONS: ALSO SAYS P.R.O.P. INSTALLING INSULATION AND WARN THAT ROOF LEAK WILL SOAK INSULATION AND COLLAPSE CEILING.					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	REPORT TO		
	URGENT				

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-12-82	BY	Joyce	DISTRICT	Leamy
REQUEST BY	NAME	Marjorie Kier - No phone			
	ADDRESS	254 Danforth			
OWNER	NAME	Robert Keith			
	ADDRESS	254 Danforth St. - 1 ST Fl.			
CONDITIONS	ADDRESS	254 Danforth St. - 3 RD Fl.			
(Home most of time)					
Kitchen with - loose, Kitchen & 2 Bedroom - ceiling -					
leak. These conditions reported 3 mos. previous.					
Not corrected.					
COMMENTS	Circ. corrected 12-29/3-29				
M.T.					
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING	BY	M.J.
PRIORITY	ROUTINE	SPECIAL	REPORT TO	DATE	3/15
	URGENT				

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	BY	DISTRICT
REQUEST BY	NAME	ADDRESS
OWNER	NAME	ADDRESS
CONDITIONS	ADDRESS	

CORRECTED
VERBAL

COMMENTS: I want responsibility for James's malpractice
in toilet pump installation
done last week. James was repaired.

SPECIAL INSTRUCTIONS	
DIVISION	SANITATION
PRIORITY	ROUTINE
	URGENT
	HOUSING
	SPECIAL
	REPORT TO
	NURSING
	BY
	DATE

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-16-82	BY	BUT	DISTRICT	
REQUEST BY	NAME	LUCY TEBENHOFF			
	ADDRESS				
OWNER	NAME				
	ADDRESS	256 DANFORTH 3RD			
CONDITIONS	ADDRESS				
HEAT N.J.					
COMMENTS	Leak in apt. Improvements justified				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL	BY	MM
	URGENT		REPORT TO	DATE	3/16

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-12-82	BY	Joyl	DISTRICT	Leamy
REQUEST BY	NAME	Rose Kidd - 773-1372			
	ADDRESS	256 Danforth St.			
OWNER	NAME	Robert Keith			
	ADDRESS	254 Danforth St. - 1ST FL.			
CONDITIONS	ADDRESS	256 Danforth St. 1ST FL. Right			

Porch - broken boards, ceiling unfinished - Bedroom.
Front hall - walls broken. These conditions reported
3 mos. previous. Not corrected.

COMMENTS: situation was noted on NOHC 11-29/3-29
1982.

SPECIAL INSTRUCTIONS: No work to be done at this time.

DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE

3/15/82

ADMINISTRATIVE DECISION

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

Date June 15, 1982

Mr. Romeo Carron
43 Bridge Street
Yarmouth, Maine 04006

cc: Mr. Robert Keith
254 Madison Street
Portland, Maine 04101

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

Dear Mr. Chatter:

You are hereby notified that a reinspection and your request for additional time on June 10, 1982 regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to August 10, 1982 in order to complete the work in progress: to correct the remaining 18 Housing Code violations as listed on attached Notice of Housing Conditions.

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.

Very truly yours,

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

By Lyle D. Noyes
Inspection Services Division

In Attendance:

Mr. Keith
Merlin Leary

Encl.
JMR

HOUSING INSPECTION REPORT

OWNER: ~~Mr. Porro Charron~~

CODE ENFORCEMENT OFFICER - Leary

254-256 Danforth Street, Portland, Maine 57-G-3 NDP Notice of Housing Conditions
DATED: December 29, 1981 EXPIRES: March 29, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC.(S)
* 1. FIRST FLOOR RIGHT REAR PORCH - floor - broken decking.	3-d
2. SECOND FLOOR RIGHT FRONT HALL - door - missing glass.	3-c
3. FIRST FLOOR RIGHT REAR HALL - door - broken panel.	3-c
4. FIRST FLOOR RIGHT FRONT & RIGHT REAR HALL - walls - broken plaster.	3-b
5. REAR CELLAR - flue - excessive chimney soot.	3-e
* 6. RIGHT REAR CELLAR - furnace - leaking oil line.	9-e
* 7. RIGHT REAR CELLAR - furnace - missing stack damper.	9-c
FIRST FLOOR LEFT	
8. KITCHEN - ceiling - loose and buckled celotex.	3-b
* 9. KITCHEN - window - broken glass.	3-c
* 10. FIRST FLOOR LEFT FRONT BEDROOM - ceiling - missing plaster.	3-b
11. FIRST FLOOR LEFT MIDDLE BEDROOM - ceiling - cracked and buckled plaster.	3-b
THIRD FLOOR LEFT	
* 12. KITCHEN & LEFT MIDDLE AND LEFT REAR BEDROOM - ceilings - leaking.	3-e
13. LIVING ROOM - window - missing points and glazing.	3-c
FIRST FLOOR RIGHT	
* 14. BATHROOM - floor - leaking radiator.	7-e
* 15. RIGHT MIDDLE & RIGHT FRONT BEDROOM - ceilings - buckled and broken plaster.	3-b
SECOND FLOOR RIGHT	
* 16. KITCHEN - window - broken glass.	3-c
* 17. BATHROOM - inoperative toilet.	6-d
THIRD FLOOR RIGHT	
18. KITCHEN - window - rotted sash.	3-c
* 19. KITCHEN - sink clogged.	6-d
20. KITCHEN - wall - missing outlet cover.	8-e
21. LIVING ROOM - window - inoperative sash.	3-c
* 22. LIVING ROOM - ceiling - loose and hanging light fixture.	8-e
* 23. MIDDLE BEDROOM - ceiling - inoperative light fixture.	8-e
* 24. RIGHT REAR BEDROOM AND BATHROOM - ceilings - leaking conditions.	3-b
* 25. BATHROOM - floor - rotted boards.	3-b
* 26. BATHROOM - toilet - leaking flush supply line.	6-d
27. 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.

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.

Continued:

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 6

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 316

Ch.-Blk.-Lot: 57-G-3
Location: 254-256 Danforth St.

Mr. Robert Keith
254 Danforth Street
Portland, Maine 04101

cc: Romeo Charbon
43 Danforth St.
Portland, Me.

Project: NCP-NDP
Issued: December 29, 1981
Expires: March 29, 1982

Dear Mr. Keith:

As owner or agent, you are hereby notified that an examination was made of the premises at 254-256 Danforth St., Portland, Me. by Code Enforcement Officer Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Mar. 29, 1982. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By


Lyle D. Moyes,
Inspection Services Division

Code Enforcement Officer - Leary (5)

Attachments:

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 6

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 316

Ch.-Blk.-Lot: 57-G-3
Location: 254-256 Danforth St.

Mr. Robert Keith
254 Danforth Street
Portland, Maine 04101

Project: NCP-NDP
Issued: December 29, 1981
Expires: March 29, 1982

Dear Mr. Keith:

As owner or agent, you are hereby notified that an examination was made of the premises at 254-256 Danforth St., Portland, Me. by Code Enforcement Officer Merlin Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Mar. 29, 1982. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By

Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Leary (5)

Attachments:

jur

HOUSING INSPECTION REPORT

OWNER: Mr. Robert Keith

CODE ENFORCEMENT OFFICER - Leary

254-256 Danforth Street, Portland, Maine 57-G-3 NDP Notice of Housing Conditions
DATED: December 29, 1981 EXPIRES: March 29, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC.(S)
* 1. FIRST FLOOR RIGHT REAR PORCH - floor - broken decking.	3-d
2. SECOND FLOOR RIGHT FRONT HALL - door - missing glass.	3-c
3. FIRST FLOOR RIGHT REAR HALL - door - broken panel.	3-c
4. FIRST FLOOR RIGHT FRONT & RIGHT REAR HALL - walls - broken plaster.	3-b
5. REAR CELLAR - flue - excessive chimney soot.	3-e
* 6. RIGHT REAR CELLAR - furnace - leaking oil line.	9-c
* 7. RIGHT REAR CELLAR - furnace - missing stack damper.	9-c
<u>FIRST FLOOR LEFT</u>	
8. KITCHEN - ceiling - loose and buckled celotex.	3-b
* 9. KITCHEN - window - broken glass.	3-c
* 10. FIRST FLOOR LEFT FRONT BEDROOM - ceiling - missing plaster.	3-b
11. FIRST FLOOR LEFT MIDDLE BEDROOM - ceiling - cracked and buckled plaster.	3-b
<u>THIRD FLOOR LEFT</u>	
* 12. KITCHEN & LEFT MIDDLE AND LEFT REAR BEDROOM - ceilings - leaking.	3-c
13. LIVING ROOM - window - missing points and glazing.	3-c
<u>FIRST FLOOR RIGHT</u>	
* 14. BATHROOM - floor - leaking radiator.	7-c
* 15. RIGHT MIDDLE & RIGHT FRONT BEDROOM - ceilings - buckled and broken plaster.	3-b
<u>SECOND FLOOR RIGHT</u>	
* 16. KITCHEN - window - broken glass.	3-c
* 17. BATHROOM - inoperative toilet.	6-d
<u>THIRD FLOOR RIGHT</u>	
18. KITCHEN - window - rotted sash.	3-c
* 19. KITCHEN - sink clogged.	6-d
20. KITCHEN - wall - missing outlet cover.	8-e
21. LIVING ROOM - window - inoperative sash.	3-c
* 22. LIVING ROOM - ceiling - loose and hanging light fixture.	8-e
* 23. MIDDLE BEDROOM - ceiling - inoperative light fixture.	8-e
* 24. RIGHT REAR BEDROOM AND BATHROOM - ceilings - leaking conditions.	3-b
* 25. BATHROOM - floor - rotted boards.	3-b
* 26. BATHROOM - toilet - leaking flush supply line.	6-d
27. 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.

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.

October 2, 1981

Mr. Robert Kieth
254 Danforth Street
Portland, Maine

Re: 254 Danforth Street, Portland, Maine
57-G-3, NDP-WE

Dear Mr. Kieth:

We recently received a complaint and an inspection was made by Code Enforcement Officer Irving of the above referenced property owned by you. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Deteriorated 1st, 2nd, and 3rd floor rear porches. 3-d
2. Missing glazing on overall windows. 3-c
3. Broken plaster 3rd floor hall ceiling. 3-b
4. Broken plaster, kitchen ceiling, 3rd floor apartment. 3-b

The above mentioned conditions are in violation of Chapter 307 of the Municipal Codes of the City of Portland, Maine, and must be corrected on or before November 2, 1981.

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
Planning & Urban Development

By _____
Lyle D. Noyes
Inspection Services

H. Irving
Code Enforcement Officer

OK
BY ML
DATE 2-28-80

February 21, 1980

255-5854 273-1372 H.W.J.
Mr. Romeo Charron
43 Bridge Street
Yarmouth, Maine 04096

Re: 256 Danforth St. - First Floor - 57-G-3

Dear Mr. Charron:

We recently received a complaint and an inspection was made by Housing Inspector Merle 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. Repair the leaking wasteline on the bathroom ceiling.~~ 6-d
- ~~2. Repair or replace the broken plaster on the bathroom ceiling.~~ 3-b

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before February 25, 1980 on item number one (1), and item number two (2) must be corrected on or before March 21, 1980.

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
Neighborhood Conservation

By Lyle D. Noyes
Housing Code Administrator

Inspector M. Leary

INSPECTOR

PROJECT

OWNER *James J. ...*

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 _____
2-26-50	11/1	INSPECTOR'S REMARKS: <i>Delinquent. Violation not yet corrected</i>
2-28-50	11/1	<i>Violation corrected</i>
		INSTRUCTIONS TO INSPECTOR: _____

SERVICE

PORTLAND HEALTH DEPARTMENT

2-19-80		BY	Bin		DISTRICT	Leary
ER	NAME	Mrs Kidd		773-1372		
	ADDRESS	256 Danforth				
CONDITIONS	NAME	Romeo Charron		846-5954	294-1542	
	ADDRESS	43 Bridge St, Yarmouth				
	ADDRESS	256 Danforth 1st floor			59-G-3	
Leaking ceiling, tenant says owner aware of condition but stalls in making repair.						
COMMENTS	In compliance 5-79					
	Leaking ceiling, within 10 days. Repair work.					
SPECIAL INSTRUCTIONS	Send a letter of defect.					
DIVISION	SANITATION		HOUSING		NURSING	
PRIORITY	ROUTINE		SPECIAL			
	URGENT		REPORT TO			
					BY	MJ
					DATE	2/21/80

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	9-17-81		BY	Joyce	DISTRICT	Hubert
REQUEST BY	NAME	Marjorie Perry - Neighbor's phone 774-6674				
	ADDRESS	254 Danforth St.				
OWNER	NAME	Ramon Charon				
	ADDRESS	43 Bridge St., Portsmouth, N.H.				
CONDITIONS	ADDRESS	254 Danforth St. - 3 rd Fl. - Left Facing Bldg.				
Call neighbor's phone after 3:00 P.M. or tenant is home all day long.						
Wiring & Plumbing throughout defective, back porch unsafe & broken, poor windows, kitchen-bedroom-front hallway and shed-ceilings - leaking.						
COMMENTS	9/30/81... indicated the status of the work. The work is required & he is required to complete the work. The work is required & he is required to complete the work.					
SPECIAL INSTRUCTIONS	The work is required & he is required to complete the work. The work is required & he is required to complete the work.					
DIVISION	SANITATION		HOUSING		NURSING	
PRIORITY	ROUTINE		SPECIAL		BY	
	URGENT		REPORT TO		DATE	

P 398 935 433
RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Belhar Realty Trust	
C/O Mr. Andre Bellucci	
30 Oakley St.	
Portland, Me. 04103	
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

Re: 254-76 Danforth St. - Henry

Re: 254-256 Danforth St. Jersey City, N.J. 07310
RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
☐ Show to whom and date delivered
☐ Show to whom, date, and address of delivery..
☐ RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$

2. ARTICLE ADDRESSED TO:
Belhar Realty Trust
c/o Mr. Andre Bellucci
39 Oakley Street, Portland, Me. 04107

3. TYPE OF SERVICE: ☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
935-433

(Always obtain signature of addressee or agent).
I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
DATE OF DELIVERY 12-14-79

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

POST OFFICE
JERSEY CITY
NJ 07310



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 10, 1984

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

Re: 254-256 Danforth St. NDP

Dear Sir:

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., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- *1. OVERALL - roof - leaking. 108-2

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 Feb. 19, 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 Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

jmr

P 398 935 482

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Belhar Realty Trust	
Street and No.	
Mr. Andre Bellucci	
P.O., State and ZIP Code	
39 Oakley St., Port., Me.	
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

Re: 254-256 Longfellow St. - Mr. Henry

PS Form 3811, Dec. 1980

SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one):

☐ Show to whom and date delivered

☐ Show to whom, date, and address of delivery..

2. ☐ **RESTRICTED DELIVERY**
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$

3. ARTICLE ADDRESSED TO:

Belhar Realty Trust
Mr. Andre Bellucci
39 Oakley St., Portland, Me. 04103

4. TYPE OF SERVICE: ☐ REGISTERED ☐ INSURED ☒ CERTIFIED ☐ COD ☐ EXPRESS MAIL

ARTICLE NUMBER: 935 482

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☒ Authorized agent

DATE OF DELIVERY

ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED / NO CERTIFIED MAIL

PAID 254-256

APR 12 1984



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:

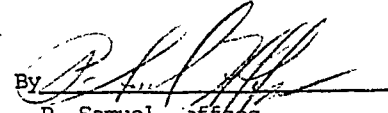
We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 254-256 Danforth St., 1st. Fl. Le, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

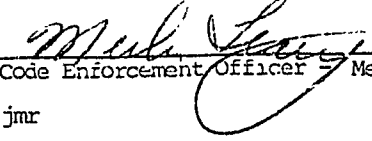
1. MIDDLE BEDROOM - window - broken glass. 108-3

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 Offses,
Chief of Inspection Services


Code Enforcement Officer Merlin Leary (5)

jmr

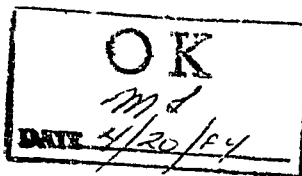


CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 10, 1984

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



Re: 254-256 Danforth St.

Dear Sir:

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., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

~~*1 OVERALL roof leaking 108-2~~

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 Feb. 19, 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 Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR Leary

LOCATION 254-256 Danforth St

PROJECT NDP

OWNER Annie Bellucci

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2-10-84</u>	<u>2-19-84</u>				

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

4-19-84 INSPECTOR'S REMARKS: Roof has been completely done over. No sign of any leaks in the building.

INSTRUCTIONS TO INSPECTOR:

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	4-13-84	BY	Kut	DISTRICT	5
REQUEST BY	NAME	Denise Robbins			
	ADDRESS	254 Danforth St. 1st floor rear			
OWNER	NAME	Andre Belucci			
	ADDRESS				
CONDITIONS	ADDRESS				
Her apartment has been broken into and there is no lock on door. She says landlord refuses to put a lock on.					
COMMENTS	She says landlord has been trying to evict her - has gone to court twice and lost. Uncooperative. She would like you to call by landlord.				
SPECIAL INSTRUCTIONS	Complainant not pushy				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	REPORT TO	BY	MS
	URGENT			DATE	4/16



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Mr. Andre Bellucci
39 Oakley Street
Portland, Maine 04103

July 2, 1984

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 Joseph E. Vandal
~~Samuel Hoffses~~,
Chief of Inspection Services

Muriel 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. Sanborn
Asst. Chief of Inspection Services

Merlin Leary
Code Enforcement Officer

REQUEST FOR SERVICE

City of Portland, Maine

INSPECTION SERVICES DIVISION

DATE RECEIVED 6/29/84	BY Jorge	DISTRICT Laurel - Heath Dept. took call
NAME OF REQUESTOR Renal Robbins - phone	ADDRESS 254 Danforth St. - 1st Fl.	
NAME OF OWNER Andre Bellucci	ADDRESS 39 Oakley St. 04103	
ADDRESS SERVICE REQUESTED AT 254-256 Danforth St. - 1st Fl.		
CONDITIONS: Second floor bathroom - ceiling - fell on her. She has children and is concerned with roof of ceil. falling on them. also has Tom Kelly, Pine Tree Legal, for lawyer		
COMMENTS: Broken plate. bathroom ceiling. Leaking water. Bathroom ceiling. Loose bucket bathroom wall. Kitchen wall. Broken floor. Hanging tub. Leaky pipes. 4 in. of water in bathroom. Broken outlet. Why some of this.		
SPECIAL INSTRUCTIONS: This apartment will be posted against occupancy		
ENVIRONMENTAL	HOUSING	BUILDING
ROUTINE	URGENT	SPECIAL
REPORT TO	BY DATE	

INSPECTOR'S COPY

over →

1. Broken plaster on the
bathroom ceiling.
- 2 Leaking conditions on the
bathroom ceiling.
- 3 Loose duplex outlets in the
bathroom, kitchen & living room
- 4 Kitchen floor is buckled
& is missing floor tiles
- 5 Hanging light fixture on
the living room ceiling
- 6 Inspectors light fixture
on the first bedroom ceiling