

259 York Street

58-D-6

C B L

LOCATION

OWNER/AGENT

259 York St.

MISS. MARY M. LINSKY

259 York St

Portland, ME 04102

INSP

DT

CONDITIONS FOUND

ACTION TAKEN (INCLUDE PERSONS CONTACTED)

BB

17/11/

$$F/E$$

Coc

June 21, 1976

Miss Mary M. Linsky
239 York Street
Portland, Maine 04202

Dear Miss Linsky: Re: 239 York Street, Portland, Maine
58-D-6 HDP

Your property has been surveyed by the Portland Housing Inspection Division, Health & Social Services Department, and has met Minimum Code Standards. Congratulations are extended to you for the general condition of your property. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

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 reinspection at any time during the said five year period, the next regular inspection of this property is scheduled for June 1981.

If we can be of further assistance, please feel free to call on us.

Sincerely yours,

David C. Bittenbender
Director - Health & Social Services

By _____
Chief of Housing Inspections

Inspector _____
K. Bailey

/ss

263 York Street

58-D-5

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

February 2, 1978

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

Mr. James A. Greaney
263 York Street
Portland, Maine 04102

Re: Premises located at 263 York Street, Portland, Maine NDP 58-D-5

Dear Mr. Greaney:

A re-inspection of the premises noted above was made on January 31, 1978
by Housing Inspector Gough.

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 June 10, 1976.

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 1983.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector

M. Gough

12/76

NOTICE OF HOUSING CONDITIONS

DU 2

CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 775-5451 - Extension 448

Ch.-Bl.-Lot: 58-0-5
Location: 263 YORK STREET
Project: NDP
Issued: JUNE 10, 1976
Expired: AUGUST 10, 1976

MR. JAMES A. GREANEY
263 York Street
Portland, Maine 04102

Dear Mr. Greaney:

An examination was made of the premises at 263 YORK STREET, Portland, Maine, by Housing Inspector Belley. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before AUGUST 10, 1976. 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 re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code dards.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,

David C. Bittenbender

Director

Health & Social Services

Inspector

R. Belley

By

Chief of Housing Inspections

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

Section(s)

EXTERIOR & STRUCTURAL

131 1. CELLAR	Mortar	Replace missing mortar in right, front and left front foundation.	3a
620 2. WALLS	Repair	Repair loose, missing siding - overall.	3a
1120 3. 1st FL. FRONT EAV WINDOW	Repair	Repair loose, missing siding - living room.	3c
1120 4. LEFT FRONT ROOF - Eaves	Repair	Repair the rotted eaves.	3c
RIGHT FRONT ROOF - Eaves		"	3c
620 5. RIGHT ROOF - Gutter	Replace	Replace missing gutter.	3a
620 6. LEFT ROOF - Downspout	Replace	Replace missing downspout.	3a
620 7. LEFT CELLAR DOOR SILL	Repair	Repair broken sill.	3d
131 8. 1st & 2nd FL FRONT CELLAR - Wall	Remove	Remove illegal oversize electrical boxes.	8a
620 9. RIGHT REAR CELLAR - Floor	Repair	Repair broken cement.	3b
620 10. 1st & 2nd REAR WALL - Ceiling & Wall	Repair	Repair broken plaster.	3b
620 11. 1st & 2nd FL. FRONT WALL - Ceiling		"	3b
620 12. 2nd FL REAR WALL - Window	Replace	Replace the missing sash.	3c

FIRST FLOOR

620 13. KITCHEN	Ceiling	Remove 2 1/2" peeling paint.	3b
620 14. BATHROOM	Ceiling	Remove 1 1/2" peeling paint.	3b

CONTINUED.....

253 YORK STREET, continued.....

FIRST FLOOR, CONTINUED....

1515.	BATHROOM	Floor	Repair the damaged boards.	3b
1516.	BATHROOM	Bathtub	Remove the illegal cross-connection at the fixture.	6d
1517.	FRONT BEDROOM	Ceiling	Repair the broken plaster.	3b

SECOND & THIRD FLOOR

1518.	KITCHEN	Ceiling	Repair the broken plaster.	3b
1519.	BATHROOM	Ceiling	Repair the broken plaster.	3b
1520.	BATHROOM	Bathtub	Remove the illegal cross-connection at the fixture.	6d
1521.	DINING ROOM	Ceiling	Repair the broken plaster.	3b

THIRD FLOOR BEDROOMS

1522.	LEFT FRONT BEDROOM	Window	Replace the missing counter-balance cords allowing window sash to remain elevated when opened.	3c
1523.	LEFT FRONT BEDROOM	Ceiling & Walls	Repair the broken plaster.	3b
1524.	RIGHT FRONT BEDROOM	Ceiling & Walls	Repair the broken plaster.	3b
1525.	RIGHT FRONT BEDROOM	Window	Replace the broken glass.	3c
1526.	MIDDLE BEDROOM	Ceiling & Walls	Repair the broken plaster.	3b
1527.	REAR BEDROOM	Ceiling & Walls	Repair the broken plaster.	3b
1528.	REAR BEDROOM	Window	Replace the broken glass.	3c
1529.	3rd FLOOR	OVERALL	Clean up the debris, overall, and dispose of it properly.	4a

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

LDN:rl

REINSPECTION RECOMMENDATIONS

INSPECTOR _____

LOCATION _____
PROJECT _____
OWNER _____

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
JUN 10	AUG 10 -76				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED		
10-78	M/G	Send "CERTIFICATE OF COMPLIANCE"	☒	"POSTING RELEASE"
		SATISFACTORY Rehabilitation in Progress		
8/13/76	M/G	Time Extended To	WANTS LOAN SENT QUESTIONNAIRE OCT 78 7-19	
1-77	M/G	Time Extended To	OTA Compliance	
		Time Extended To		
		UNSATISFACTORY Progress		
		Send "HEARING NOTICE"		"FINAL NOTICE"
		"NOTICE TO VACATE"		
		POST Entire		
		POST Dwelling Units		
		UNSATISFACTORY Progress		
		Request "LEGAL ACTION" Be Taken		

7-6-76 BD
11-19 M/G
INSPECTOR'S REMARKS: CT - CO. PRA They will see him
waiting on loan

INSTRUCTIONS TO INSPECTOR: _____

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

May 18, 1994

RESTORATION ASSOCIATES
PO BOX 221
SOUTH FREEPORT ME 04078

Re: 263 York St
CBL: 058- - D-005-001-01
DU: 2

Dear Sir:

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the occupied apartment on the third floor is hereby declared unfit for human occupancy.

The above mentioned apartment is to be vacated so long as the following conditions continue to exist thereon.

Article v Section 6-120

(1) PROPERTIES WHICH ARE EITHER DAMAGED, DECAYED, DILAPIDATED, INSANITARY, UNSAFE, OR VERMIN-INFESTED IN SUCH A MANNER AS TO CREATE A SERIOUS HAZARD TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE OCCUPANTS OR THE PUBLIC;

Third floor apartment is an illegal apartment, as it was done without permits.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned apartment without the written consent of the Health Officer or his/her agent.

Sincerely,

Tammy Munson
Tammy Munson
Code Enforcement Officer

Marge Schmuckal
Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

May 18, 1994

TENANT - THIRD FLOOR
263 YORK ST
PORTLAND ME 04102

Re: 263 YORK ST
CBL: 058- - D-005-001-01
DU: 2

Dear Tenant:

A recent inspection of the apartment that 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 occupancy.

The third-floor apartment is an illegal apartment, as it was done without permits.

The owner, Restoration Associates, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

Tammy Munson
Tammy Munson
Code Enforcement Officer

Marge Schmuckal
Marge Schmuckal
Asst. Chief of Inspection Services

Inspection Services
Samuel P. Hoffes
Chief May 19, 1994

ROBERT & RUTH FULMER:

PO BOX 221

SOUTH FREEPORT ME 04078



CITY OF PORTLAND

Re: 263 York St
CBL: 058- D-005-001-01
DU: 7

Planning and Urban Development
Joseph E. Gray Jr.
Director

Dear Mr. Fulmer:

We recently received a complaint and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- | | |
|---|--------|
| 1. INT - 1ST FLOOR - HALL
COVER JUNCTION BOXES | 113.50 |
| 2. INT - 1ST FLOOR - HALL
REPAIR LIGHT FIXTURE | 113.50 |
| 3. INT - 2ND FL; APT #2 - FRONT CLOSET
EVIDENCE OF LEAKS | 108.20 |
| 4. INT - 2ND FL; APT #2 - FRONT CLOSET
COVER HOLE | 108.20 |
| 5. INT - 2ND FL; APT #2 - FRONT ROOM
INOPERABLE POCKET DOORS | 108.20 |
| 6. INT - 2ND FL; APT #2 - KITCHEN-LEFT REAR
CRACKED WINDOW PANE | 108.30 |
| 7. INT - 2ND FL; APT #2 - KITCHEN - LEFT REAR
INOPERABLE WINDOW | 108.30 |
| 8. INT - 2ND FL; APT #2 - KITCHEN - LEFT REAR
BROKEN COMBINATION | 108.30 |
| 9. INT - REAR HALL - THROUGHOUT -
NO BASEBOARDS | 108.20 |
| 10. INT - 1ST FLOOR - REAR HALL
HOLE IN WALL | 108.20 |
| 11. INT - 3RD FLOOR - REAR HALL
BROKEN COMBINATION WINDOW | 108.30 |
| 12. INT - BASEMENT - STAIRS
NO HANDRAIL | 108.40 |
| 13. INT - BASEMENT - THROUGHOUT -
FRIABLE ASBESTOS | 116.60 |
| 14. INT - 2ND FL; APT #2 - KITCHEN - LEFT REAR
EVIDENCE OF LEAKS AROUND WINDOW | 108.30 |
| 15. INT - BASEMENT -
EVIDENCE OF 3RD FL POWER RUNNING INTO 1ST FL METER | 113.50 |
| 16. EXT - 1ST FL - DOOR - LEFT REAR
BROKEN WINDOW PANES | 108.30 |

PRIORITY VIOLATION NUMBER(S):

15 16 Repair #15,#16 within ten days (by 5/29/94).

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Tammy Munson
Tammy Munson
Code Enforcement Officer

Marge Schmuckal
Marge Schmuckal
Asst. Chief of Inspection Services
Portland, Maine 04101 (207) 874-8704

