

- 325-325 Spring Street

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	12/22/83	BY	Joyl	DISTRICT	
REQUEST BY	NAME	Tenant - 3 <sup>rd</sup> Fl. Apt.			
	ADDRESS				
OWNER	NAME	Michael Porter			
	ADDRESS				
CONDITIONS	ADDRESS	323 Spring St.			
No Hot Water.					
COMMENTS	The pipe in the ceiling was broken due to the cold weather. A plumber was on the premises making the repairs. Tenant to bring down.				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
	ROUTINE		SPECIAL		BY MJ
PRIORITY	URGENT		REPORT TO		DATE 12/23

CLV 86  
Field

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. & Mrs. Michael C. & Georgia L. Porter Jts.  
84 Pine Street  
Portland, Maine 04101

DU 9

CH. 61 BLK. C LOT 7

PROJECT: General  
ISSUED: September 27, 1983  
EXPIRES: November 27, 1983

LOCATION: 323-325 Spring St.

Dear Mr. & Mrs. Porter:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 323-325 Spring 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 November 27, 1983. 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 F. 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

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Michael C. & Georgia L. Porter Jts. LOCATION: 323-325 Spring Street

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Sept. 27, 1983, EXPIRES: Nov. 27, 1983

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.

	<u>SEC. (S)</u>
* 1. THIRD FLOOR FRONT HALL - wall - broken plaster.	3-b
* 2. FRONT HALL - stairway - missing safety rails.	3-d
3. FRONT PORCH - ceiling - missing and broken matched boards.	3-a
4. LEFT MIDDLE & FRONT PORCHES - roof - broken downspouts.	3-a
* 5. LEFT REAR CELLAR - window - broken glass.	3-c
* 6. LEFT REAR PORCH - floor - rotted decking.	3-d
7. LEFT MIDDLE BULKHEAD - foundation - missing mortar.	3-d
* 8. CELLAR - missing fire door with self-closure.	9-c
 <u>BASEMENT - #9</u>	
9. KITCHEN - ceiling - loose and peeling paint.	3-b
10. KITCHEN - floor - loose and damaged boards.	3-b
*11. KITCHEN - sink - leaking hot water faucet.	6-d
12. BATHROOM - wall - loose lavatory.	6-d
*13. BATHROOM - tub - leaking urain pipe.	6-d
*14. KITCHEN - ceiling - inoperative light fixture.	8-e
*15. REAR HALL & RIGHT REAR BEDROOM - ceilings - broken plaster.	3-b
 <u>FIRST FLOOR FRONT - #1</u>	
*16. KITCHEN - ceiling - leaking.	3-b
*17. DINING ROOM - window - broken glass.	3-c
*18. REAR BEDROOM - ceiling - inoperative light fixture.	8-e
 <u>FIRST FLOOR LEFT REAR - #2</u>	
*19. BATHROOM - tub and lavatory - leaking faucets.	6-d
*20. KITCHEN - ceiling - inoperative light fixture.	8-e
 <u>FIRST FLOOR RIGHT REAR - #3</u>	
*21. KITCHEN - ceiling - loose and hanging light fixture.	8-e
 <u>SECOND FLOOR - #4</u>	
Not available at time of inspection.	
 <u>SECOND FLOOR LEFT REAR - #5</u>	
*22. BATHROOM & LEFT BEDROOM - ceilings - broken plaster.	3-b
*23. LIVING ROOM - window - broken glass.	3-c
24. KITCHEN - window - missing counterbalance cords.	3-c
 <u>SECOND FLOOR - #6</u>	
Not available at time of inspection.	

Continued:

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Michael C. & Georgia L. Porter Jts. LOCATION: 323-325 Spring Street

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Sept. 27, 1983, EXPIRES: Nov. 27, 1983

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Continued:

SEC. (S)

THIRD FLOOR - #7

Not available at time of inspection.

THIRD FLOOR - #8

*25. KITCHEN - sink - leaking trap.	6-d
*26. KITCHEN - ceiling - inoperative light fixture.	8-e
27. KITCHEN - sink - missing support leg.	6-d
*28. BATHROOM - tub - leaking faucet (hot).	6-d
*29. REAR BEDROOM - window - missing sash.	3-c
*30. REAR BEDROOM - window - broken glass.	3-c
*31. REAR BEDROOM - ceiling - exposed wiring.	8-e
32. LIVING ROOM - window - missing counterbalance cords.	3-c
*33. REAR BEDROOM - door - obstructed exit.	10-2

NOTE:

At the time of the survey, we were unable to gain access to the Second Floor - #4, Second Floor - #6 and Third Floor - #7 apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

\*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

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

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In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before November 27, 1983. 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.

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Very truly yours  
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Planning & Urban Development

By Lele D. Noyes  
Lele D. Noyes  
Inspections Services Division

Merlin Leary  
Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

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CODE ENFORCEMENT OFFICER: Merlin Leary (5)

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* 2. FRONT HALL - stairway - missing safety rails.	3-d
3. FRONT PORCH - ceiling - missing and broken matched boards.	3-a
4. LEFT MIDDLE & FRONT PORCHES - roof - broken downspouts.	3-a
* 5. LEFT REAR CELLAR - window - broken glass.	3-c
* 6. LEFT REAR PORCH - floor - rotted decking.	3-d
* 7. LEFT MIDDLE BULKHEAD - foundation - missing mortar.	3-d
* 8. CELLAR - missing fire door with self-closure.	9-c
 <u>BASEMENT - #9</u>	
9. KITCHEN - ceiling - loose and peeling paint.	3-b
10. KITCHEN - floor - loose and damaged boards.	3-b
*11. KITCHEN - sink - leaking hot water faucet.	6-d
12. BATHROOM - wall - loose lavatory.	6-d
*13. BATHROOM - tub - leaking drain pipe.	6-d
*14. KITCHEN - ceiling - inoperative light fixture.	8-e
*15. REAR HALL & RIGHT REAR BEDROOM - ceilings - broken plaster.	3-b
 <u>FIRST FLOOR FRONT - #1</u>	
*16. KITCHEN - ceiling - leaking.	3-b
*17. DINING ROOM - window - broken glass.	3-c
*18. REAR BEDROOM - ceiling - inoperative light fixture.	8-e
 <u>FIRST FLOOR LEFT REAR - #2</u>	
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Not available at time of inspection.	
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Continued:

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Michael C. & Georgia L. Porter Jts. LOCATION: 323-325 Spring Street

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HOUSING CONDITIONS DATED: Sept. 27, 1983 , EXPIRES: Nov. 27, 1983

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Continued:

SEC. (S)

THIRD FLOOR - #7

Not available at time of inspection.

THIRD FLOOR - #8

- |                                                           |      |
|-----------------------------------------------------------|------|
| *25. KITCHEN - sink - leaking trap.                       | 6-d  |
| *26. KITCHEN - ceiling - inoperative light fixture.       | 8-e  |
| 27. KITCHEN - sink - missing support leg.                 | 6-d  |
| *28. BATHROOM - tub - leaking faucet (hot).               | 6-d  |
| *29. REAR BEDROOM - window - missing sash.                | 3-c  |
| *30. REAR BEDROOM - window - broken glass.                | 3-c  |
| *31. REAR BEDROOM - ceiling - exposed wiring.             | 8-e  |
| 32. LIVING ROOM - window - missing counter balance cords. | 3-c  |
| *33. REAR BEDROOM - door - obstructed exit.               | 10-2 |

NOTE:

At the time of the survey, we were unable to gain access to the Second Floor - #4, Second Floor - #6 and Third Floor - #7 apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

\*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.



Form 3811, Dec. 1975

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

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

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

Mr. Michael Portor  
94 Pine Street  
Portland, Maine 04102

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	0925633	

4. (Always obtain signature of addressee or agent)

I have received the article described above.  
SIGNATURE \_\_\_\_\_ Addressed \_\_\_\_\_ Authorized agent \_\_\_\_\_

DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS



RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

Re: 323-325 Spring St. - Leary



## CITY OF PORTLAND

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

June 14, 1982

Mr. Michael Porter  
94 Pine Street  
Portland, Maine 04102

Re: 323-325 Spring St. Gen. 61-C-7

Dear Mr. Porter:

As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing." Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on June 11, 1982, by Code Enforcement Officer Merlin Leary, as a result, you are hereby ordered to correct the violations listed below on or before July 14, 1982.

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. Myes  
Lyle D. Myes,  
Inspection Services Division

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

### EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE SEC. (S)

- |                                                                       |     |
|-----------------------------------------------------------------------|-----|
| 1. OVERALL EXTERIOR - trim - peeling paint.                           |     |
| 2. FRONT PORCH - roof - broken downspout.                             | 3-a |
| 3. LEFT MIDDLE EXTERIOR - wall - broken downspout.                    | 3-a |
| 4. SECOND & THIRD FLOOR REAR HALL - stairs - loose handrails.         | 3-a |
| 5. LEFT MIDDLE - bulkhead - foundation.                               | 3-d |
|                                                                       | 3-d |
| BASEMENT - ENTIRE                                                     |     |
| 6. BATHROOM - wall - loose boards.                                    |     |
| 7. RIGHT REAR BEDROOM - ceiling - broken plaster.                     | 3-b |
| 8. RIGHT REAR BEDROOM - ceiling - illegal exterior electrical wiring. | 3-b |
|                                                                       | 8-e |

HOUSING INSPECTION REPORT

OWNER: Mr. Michael Porter  
323-325 Spring St. 61-3-7 Gen. - Final notice continued:  
CODE ENFORCEMENT OFFICER - Leary (5)

BASEMENT - ENTIRE CON'T.

9. LEFT MIDDLE - bulkhead - foundation - missing mortar.

SEC. (S)  
3-d

FIRST FLOOR RIGHT REAR

- 10. BATHROOM - ceiling - peeling paint.
- 11. BATHROOM - ceiling & wall - cracked plaster.
- 12. LIVING ROOM - wall - illegal wiring.
- 13. BEDROOM - wall - inoperative outlet.

3-b  
3-b  
8-d  
8-e

THIRD FLOOR REAR APARTMENT

- 14. LIVING ROOM - ceiling - frayed light fixture.

8-e



**CITY OF PORTLAND**

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

March 8, 1982

*File*

Michael Porter  
84 Pine Street  
Portland, Maine 04102

Re: 323-325 Spring St. 61-C-7 6 en

Dear Mr. Porter:

During a recent inspection by Code Enforcement Officer Merlin Leary of the property owned by you at 323-325 Spring St., Portland, it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

Basement Apartment, Aparts #1, #2, #3, #4, #5, #6, #7

THE FIRE PREVENTION BUREAU HAS BEEN NOTIFIED OF THE ABOVE CONDITION(S). PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

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 - Leary

(6)

jar



# CITY OF PORTLAND

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

March 8, 1982

Michael Porter  
84 Pine Street  
Portland, Maine 04102

Re: 323-325 Spring St. 61-C-7

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

By Lyle D. Woyes  
Lyle D. Woyes  
Inspection Services Division

Merlin Leary  
Code Enforcement Officer - Leary

(5)

jm



PS Form 3811, Jan 1973

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

Re: 323-325 Spring St. - Leary

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

1. The following service is requested (check one)

Show to whom and date delivered.....

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

RESTRICTED DELIVERY.  
Show to whom and date delivered.....

RESTRICTED DELIVERY.  
Show to whom, date, and address of delivery.....

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:  
Mr. Michael Porter  
84 Pine Street  
Portland, Maine 04102

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	0925514	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE: *Hennis John*  Addressee  Authorized agent

4. DATE OF DELIVERY: *1/15/73*

5. ADDRESS (Complete only if requested)

POSTMARK: *PORTLAND ME 1/15/73*

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS:

c file



CITY OF PORTLAND

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

OK  
MS  
DATE 1-15-82

January 8, 1982

Mr. Michael Porter  
84 Pine Street  
Portland, Maine 04102

Re: 323-325 Spring St. Gen. 61-C-7  
First Floor Left Rear

Dear Mr. Porter:

We recently received a complaint, and an inspection was made of the above referenced property owned by you. The following substandard housing condition was found:

- 1. Heat less than 68-degrees fahrenheit in habitable rooms. (9-b)

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before January 9, 1982.

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 and 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 323 Spr  
PROJECT General  
OWNER Michael Forte

NOTICE OF FOUSSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1-6-81</u>	<u>1-9-82</u>				

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

DATE	RECOMMENDATION
	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 _____

1-15-82 INSPECTOR'S REMARKS: Heat has been restored

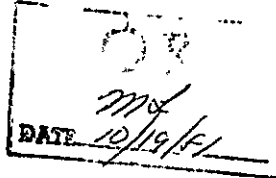
INSTRUCTIONS TO INSPECTOR:



CITY OF PORTLAND

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

September 24, 1981



Mr. Michael Porter  
94 Pine Street  
Portland, Maine 04102

Re: 323 Spring St. 61-C-7 Gen.  
Second Floor Rear

Dear Mr. Porter:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 323 Spring Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

10/17 Leaking conditions in the hall, kitchen and living room ceilings. 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 October 4, 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 of  
Planning & Urban Development

By \_\_\_\_\_  
Lyle D. Noyes  
Inspection Services Division

Code Enforcement Officer - Leary (5)

jmr

cc: Ms. Nancy Vanier  
323 Spring St.  
Portland, Maine

REINSPECTION RECOMMENDATIONS

LOCATION 323 Spring

PROJECT Garage

OWNER Michael Porter

INSPECTOR Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>9-24-81</u>	<u>10-4-81</u>				

A reinspection was made of the above premises and 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 _____

10-9-81 ms INSPECTOR'S REMARKS: Job has been repaired

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

INSTRUCTIONS TO INSPECTOR: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





C L      File

## CITY OF PORTLAND

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

September 24, 1981

Mr. Michael Porter  
94 Pine Street  
Portland, Maine

Re: 323 Spring St. 61-C-7 Gen.  
Second Floor Rear

Dear Mr. Porter:

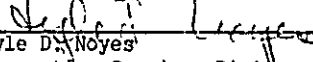
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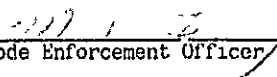
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Planning & Urban Development

By   
Lyle D. Noyes  
Inspection Services Division

  
Code Enforcement Officer - Leary (5)

jmr

cc: Ms. Nancy Vanier  
323 Spring St.  
Portland, Maine

L. J. 21

ADMINISTRATIVE HEARING DECISION

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

Date February 9, 1981

Mr. Michael Porter  
94 Pine Street  
Portland, Maine 04102

Re: Premises located at 323-325 Spring St. GEN. 61-C-7

Dear Mr. Porter:

You are hereby notified that as a result of a telephone conversation with yourself and inspector Leary, and your request for additional time on January 29 1981, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to: April 1, 1981, in order to complete the work now in progress to correct the 26 housing code violations as listed on the attached Notice of Housing Conditions.

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

*Lyle D. Noyes*  
B. Lyle D. Noyes  
Inspection Services Division

In Attendance:

Mr. Porter  
Code Enforcement Officer - Leary (5)

Encl.  
jmr

HOUSING INSPECTION REPORT

323-325 Spring St., Portland, Me. 61-C-7 GEN. NOHC - 12-14-78  
Administrative Hearing Decision dated February 9, 1981 continued:

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

	SEC. (S)
1. OVERALL EXTERIOR - trim - peeling paint.	3-a
3. FRONT PORCH - roof - broken downspout.	3-a
* 8. LEFT MIDDLE EXTERIOR - wall - broken downspout.	3-a
* 13. SECOND & THIRD FLOOR REAR HALL - stairs - loose handrails.	3-d
<u>BASEMENT - ENTIRE</u>	
16. BATHROOM - wall - loose boards.	3-b
19. RIGHT REAR BEDROOM - ceiling - broken plaster.	3-b
* 20. RIGHT REAR BEDROOM - ceiling - illegal exterior electrical wiring.	8-e
23. LEFT REAR BEDROOM - ceiling - loose tiles.	3-b
* 25. LEFT REAR BEDROOM - ceiling - inoperative electrical light fixture.	8-e
<u>FIRST FLOOR FRONT</u>	
27. KITCHEN - ceiling - peeling paint.	3-b
28. BATHROOM - floor - broken decking.	3-c
<u>FIRST FLOOR RIGHT REAR</u>	
* 37. KITCHEN - wall - inoperative electrical duplex outlet.	8-e
39. BATHROOM - ceiling - peeling paint.	3-b
40. BATHROOM - ceiling & wall - cracked plaster.	3-b
<p>At the time of the survey, we were unable to gain access to the <u>Second Floor Left Rear</u>. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.</p>	
<u>SECOND FLOOR RIGHT REAR</u>	
50. KITCHEN & LIVINGROOM - ceilings - loose tiles.	3-b
* 51. KITCHEN & LIVINGROOM - ceilings - leakage.	3-b
* 54. BEDROOM - ceiling - inoperative electrical light fixture.	8-e
<u>THIRD FLOOR REAR</u>	
59. BEDROOM - window - broken glass.	3-c
<u>ADDITIONAL VIOLATION FOUND JANUARY 29, 1981:</u>	
1. BASEMENT - fire door with self closing device - missing.	9-c
2. FIRST FLOOR FRONT HALL - stairs - loose treads.	3-d
3. FRONT PORCH - ceiling - broken and buckled boards.	3-d
<u>BASEMENT APARTMENT</u>	
4. LAUNDRY ROOM - ceiling - exposed electrical wiring.	8-e

HOUSING INSPECTION REPORT

323-325 Spring St., Portland, Me. 61-C-7 GEN. NOHC - 12-14-78  
Administrative Hearing Decision dated February 9, 1981 continued:

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

	<u>SEC.(S)</u>
<u>FIRST FLOOR LEFT REAR APARTMENT</u>	
5. BATHROOM - ceiling - broken plaster.	3-b
6. LIVINGROOM - radiator - inoperative.	9-c
7. LIVINGROOM - radiator - missing relief valve.	9-c
8. LIVINGROOM - wall - missing duplex outlet.	8-a
<u>THIRD FLOOR FRONT APARTMENT</u>	
9. BEDROOM - ceiling - broken light fixture.	8-e

\*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.

March 6, 1979

Mr. Michael Porter  
94 Pine Street  
Portland, Maine 04102

Dear Mr. Porter Re: 323-325 Spring Street, Portland, Maine Gen. 61-C-7

As owner or agent of the above referred property, you were notified on Dec. 14, 1978, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on March 5, 1979 by Housing Inspector Krowka and, as a result, you are hereby ordered to correct the violations listed below on or before April 6, 1979.

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

Inspector G. Krowka

By Lyla D. Koyes  
Lyla D. Koyes,  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	SECTION(S)
1. OVERALL EXTERIOR TRIM- remove peeling paint and make the exterior trim weathertight and watertight by painting or some other suitable means.	3a
*2. FRONT PORCH ROOF - determine the reason and remedy the condition causing sagging.	3d
3. FRONT PORCH ROOF - repair broken downspout.	3a
4. FRONT PORCH - repair broken lattice work.	3d
*5. FRONT PORCH FLOOR - replace worn decking.	3d
*6. FRONT EXTERIOR DOOR - replace broken glass (storm).	3c
*7. RIGHT REAR EXTERIOR STAIRS - replace worn stairs.	3d
*8. LEFT MIDDLE EXTERIOR HALL - replace broken downspout.	3a
*9. LEFT MIDDLE EXTERIOR STAIRS - replace broken treads.	3d
10. FIRST & SECOND FLOORS -FRONT HALL CEILING - remove peeling paint.	3b
11. FIRST, SECOND & THIRD FLOORS-REAR HALL CEILINGS- repair broken plaster.	3b
12. " " " " " " " " - remove peeling paint.	3b
*13. SECOND & THIRD FLOORS- REAR HALL STAIRS- secure loose handrail.	3d
*14. INTERIOR CELLAR DOOR - repair broken door.	3c
continued	



PS Form 3811, Apr 1977  
RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER Complete Items 1, 2, and 3  
Add your address in the "RETURN TO" space on reverse

1. The following service is requested (check one).
- Show to whom and date delivered. .... C
  - Show to whom, date, and address of delivery. .... C
  - RESTRICTED DELIVERY  
Show to whom and date delivered. .... C
  - RESTRICTED DELIVERY  
Show to whom, date, and address of delivery, \$ \_\_\_\_\_  
(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO  
*Mr. Michael Porter*  
*94 Pine St.*  
*Portland, Me. 04102*

3. ARTICLE DESCRIPTION

REGISTERED NO	CERTIFIED NO.	INSURED NO
	<i>020250</i>	

(Always obtain signature of addressee or agent)

I have received the article described above

SIGNATURE  Addressee  Authorized agent

4. DATE OF DELIVERY  
*3/9/79*

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: *USPC BRK S*  
INITIALS

3-8-925  
30712



BASEMENT ENTIRE

- \* 15. BATHROOM WALL - replace leak in cold water supply. 6d
- 16. BATHROOM WALL - secure loose boards. 3b
- \* 17. LIVING ROOM CEILING - determine the reason and remedy the conditions causing leakage. 3b
- 18. LIVING ROOM FLOOR - repair worn decking. 3b
- 19. RIGHT REAR BEDROOM CEILING- repair broken plaster. 3b
- \* 20. RIGHT REAR BEDROOM CEILING- remove exterior electrical wiring. 8a
- \* 21. RIGHT REAR BEDROOM - provide missing dupled electrical outlet. 8a
- 22. RIGHT FRONT BEDROOM CEILING - repair broken plaster. 3b
- 23. LEFT REAR BEDROOM CEILING- secure loose tiles. 3b
- 24. LEFT REAR BEDROOM WALL - secure loose boards. 3b
- \* 25. LEFT REAR BEDROOM CEILING- repair inoperative electrical light fixture. 8a
- 26. MIDDLE HALL FLOOR - repair worn decking. 3b

FIRST FLOOR FRONT

- 27. KITCHEN CEILING - remove peeling paint. 3b
- 28. BATHROOM FLOOR - repair broken decking. 3c
- \* 29. KITCHEN WALL - determine the reason and remedy the condition causing leakage. 3b
- \* 30. DINING ROOM WINDOW - replace broken glass. 3c
- \* 31. BEDROOM -CEILING & WALL- determine the reason and remedy the condition causing leakage. 3b
- 32. BEDROOM CEILING- remove peeling paint. 3b
- 33. BEDROOM DOOR - repair broken panels. 3b
- \* 34. BEDROOM WINDOW - replace broken glass. 3c

FIRST FLOOR RIGHT REAR

- \* 35. KITCHEN CEILING - determine the reason and remedy the condition causing leakage. 3b
- \* 36. KITCHEN CEILING - repair inoperative electrical light fixture. 8a
- \* 37. KITCHEN WALL - repair inoperative electrical duplex outlet. 8a
- \* 38. KITCHEN SINK - repair leak in faucet. 6d
- 39. BATHROOM CEILING - remove peeling paint. 3b
- 40. BATHROOM CEILING & WALL - repair cracked plaster. 3b
- ~~\* 41. LIVING ROOM WALL - repair inoperative electrical duplex outlet. 8a~~
- \* 42. REAR BEDROOM CEILING- determine the reason and remedy the condition causing leakage. 3b
- \* 43. REAR BEDROOM WALL - provide missing duplex outlet. 8a
- 44. REAR BEDROOM WALL - remove peeling paint. 3b
- 45. REAR BEDROOM WINDOW - repair broken and missing storm glass. 3c

At the time of the survey, we were unable to gain access to the First Floor Left Rear, the Second Floor Left Rear and the Third Floor Front Apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

SECOND FLOOR FRONT

- 46. BATHROOM CEILING - remove peeling paint. 3b
- 47. BATHROOM CEILING - determine the reason and remedy the condition causing leakage. 3b
- \* 48. LIVING ROOM CEILING - secure loose electrical wiring. 8a
- \* 49. MIDDLE HALL CEILING - secure loose ceiling. 3b

SECOND FLOOR RIGHT REAR

- 50. KITCHEN & LIVING ROOM CEILING - secure loose tiles. 3b
- \* 51. KITCHEN & LIVING ROOM CEILING- determine the reason and remedy the condition causing leakage. 3b
- \* 52. KITCHEN SINK - replace illegal tape on drain pipe. 6c
- 53. BATHROOM WALL - remove peeling paint. 3b
- \* 54. BEDROOM CEILING - repair inoperative electrical light fixture. 8a

continued

vw

Dec. 14, 1978  
continued NOHC- 323-325 Spring Street, Portland, Maine Gen. 61-C-7

THIRD FLOOR REAR

- |                                                                                 |               |
|---------------------------------------------------------------------------------|---------------|
| * <del>55. KITCHEN CEILING - repair inoperative electrical light fixture.</del> | <del>8c</del> |
| * 56. KITCHEN WALL - remove illegal electrical extension cord.                  | 8e            |
| 57. BATHROOM WALL - repair broken plaster.                                      | 3b            |
| * 58. LIVING ROOM CEILING - repair inoperative electrical light fixture.        | 8a            |
| 59. BEDROOM WINDOW - replace broken glass.                                      | 3c            |

\*\* 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, MAINE  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

February 21, 1979

To: Mr. Michael Porter  
94 Pine Street  
Portland, Maine 04102

Re: Premises located at 323-325 Spring Street, Portland, Maine Gen. 61-C-7

Dear Mr. Porter:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on March 5, 1979, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about Dec. 14, 1978.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

Requested by  
Inspector

G. Mrozka

Enclosure

vw

*Failed to appear - FX*

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

1. The following service is requested (check one)
- Show to whom and date delivered \_\_\_\_\_ c
  - Show to whom, date, and address of delivery \_\_\_\_\_ c
  - RESTRICTED DELIVERY  
Show to whom and date delivered \_\_\_\_\_ c
  - RESTRICTED DELIVERY  
Show to whom, date, and address of delivery \$ \_\_\_\_\_  
(CONSULT POSTMASTER FOR FEES)

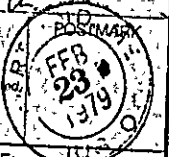
2. ARTICLE ADDRESSED TO  
*Mr. Michael Porter*  
*94 Pine St.*  
*Portland, Maine 04102*

3. ARTICLE DESCRIPTION:  
REGISTERED NO. | CERTIFIED NO. | INSURED NO.  
*520231* | |

(Always obtain signature of addressee or agent)

I have received the article described above  
SIGNATURE  Addressee  Authorized agent.

4. DATE OF DELIVERY  
*Aug 23 1977*



5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: \_\_\_\_\_  
CLERK'S INITIALS \_\_\_\_\_

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



NOTICE OF HOUSING CONDITIONS

DU 9

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

Ch.-Bl.-Lot: 61-C-7  
Location: 323-325 Spring Street  
Project: General  
Issued: December 14, 1978  
Expired: February 14, 1979

Michael Porter  
94 Pine Street  
Portland, Maine 04102

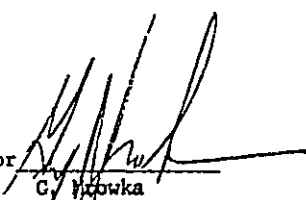
Dear Mr. Porter:

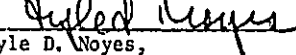
An examination was made of the premises at 323-325 Spring Street, Portland, Maine, by Housing Inspector Mrowka. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before Feb. 14, 1979. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this notice.

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

Very truly yours,  
Joe E. Gray, Jr., Director  
Neig. hood Conservation

Inspector   
G. Mrowka

By   
Lyle D. Noyes,  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

1. OVERALL EXTERIOR TRIM - remove peeling paint and make the exterior trim weathertight and watertight by painting or some other suitable means. 3a
- \* 2. FRONT PORCH ROOF - determine the reason and remedy the condition causing sagging. 3d
3. FRONT PORCH ROOF- repair broken downspout. 3a
4. FRONT PORCH - repair broken lattice work. 3d
- \* 5. FRONT PORCH FLOOR - replace worn decking. 3d
- \* 6. FRONT EXTERIOR DOOR - replace broken glass (storm). 3c
- \* 7. RIGHT REAR EXTERIOR STAIRS- replace worn stairs. 3d
- \* 8. LEFT MIDDLE EXTERIOR WALL - replace broken downspout. 3a
- \* 9. LEFT MIDDLE EXTERIOR STAIRS - replace broken treads. 3d
10. FIRST & SECOND FLOORS - FRONT HALL CEILING - remove peeling paint. 3b
11. FIRST, SECOND & THIRD FLOORS - REAR HALL CEILINGS- repair broken plaster. 3b
12. " " " " " " " - remove peeling paint. 3b
- \* 13. SECOND & THIRD FLOORS - REAR HALL STAIRS- secure loose handrail. 3d
- continued
- \*14. INTERIOR CELLAR DOOR - repair broken door. 3c

VW

Dec. 14, 1978

continued NOHC - 12/14/78 323-325 Spring Street, Portland, Maine Gen. 61-C-7

BASEMENT ENTIRE

- \* 15. BATHROOM WALL - replace leak in cold water supply. 6d
- 16. BATHROOM WALL - secure loose boards. 3b
- \* 17. LIVING ROOM CEILING - determine the reason and remedy the conditions causing leakage. 3b
- 18. LIVING ROOM FLOOR - repair worn decking. 3b
- 19. RIGHT REAR BEDROOM CEILING- repair broken plaster. 3b
- \* 20. RIGHT REAR BEDROOM CEILING- remove exterior electrical wiring. 8e
- \* 21. RIGHT REAR BEDROOM - provide missing duplex electrical outlet. 8e
- 22. RIGHT FRONT BEDROOM CEILING - repair broken plaster. 3b
- 23. LEFT REAR BEDROOM CEILING- secure loose tiles. 3b
- 24. LEFT REAR BEDROOM WALL - secure loose boards. 3b
- \* 25. LEFT REAR BEDROOM CEILING- repair inoperative electrical light fixture. 8e
- 26. MIDDLE HALL FLOOR - repair worn decking. 3b

FIRST FLOOR FRONT

- 27. KITCHEN CEILING - remove peeling paint. 3b
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- \* 29. KITCHEN WALL - determine the reason and remedy the condition causing leakage. 3b
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FIRST FLOOR RIGHT REAR

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- \* 36. KITCHEN CEILING - repair inoperative electrical light fixture. 8e
- \* 37. KITCHEN WALL - repair inoperative electrical duplex outlet. 8e
- \* 38. KITCHEN SINK - repair leak in faucet. 6d
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SECOND FLOOR FRONT

- 46. BATHROOM CEILING - remove peeling paint. 3b
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- 50. KITCHEN & LIVING ROOM CEILING - secure loose tiles. 3b
- \* 51. KITCHEN & LIVING ROOM CEILING- determine the reason and remedy the condition causing leakage. 3b
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continued

vw

Dec. 14, 1978  
continued NOHC- 323-325 Spring Street, Portland, Maine Gen. 61-C-7

THIRD FLOOR REAR

- |                                                                                 |               |
|---------------------------------------------------------------------------------|---------------|
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| * 56. KITCHEN WALL - remove illegal electrical extension cord.                  | 8c            |
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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.

NOTICE OF HOUSING CONDITIONS

X  
DU 9

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

Ch.-Bl.-Lot: 61-C-7  
Location: 323-325 Spring Street  
Project: General  
Issued: December 14, 1978  
Expired: February 14, 1979

Michael Porter  
94 Pine Street  
Portland, Maine 04102


Dear Mr. Porter:

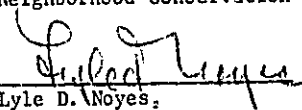
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Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

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

Inspector   
G. Mrowka

By   
Lyle D. Noyes,  
Chief of Housing Inspections

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12. " " " " " " - remove peeling paint. 3b
- \* 13. SECOND & THIRD FLOORS - REAR HALL STAIRS - secure loose handrail. 3d
- continued
- \* 14. INTERIOR CELLAR DOOR - repair broken door. 3c

VW

BASEMENT ENTIRE

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- 16. BATHROOM WALL - secure loose boards. 3b
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FIRST FLOOR FRONT

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- \* 43. REAR BEDROOM WALL - provide missing duplex outlet. 8e
- 44. REAR BEDROOM WALL - remove peeling paint. 3b
- 45. REAR BEDROOM WINDOW - repair broken and missing storm glass. 3c

At the time of the survey, we were unable to gain access to the First Floor Left Rear, the Second Floor Left Rear and the Third Floor Front Apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

SECOND FLOOR FRONT

- 46. BATHROOM CEILING - remove peeling paint. 3b
- 47. BATHROOM CEILING - determine the reason and remedy the condition causing leakage. 3b
- \* 48. LIVING ROOM CEILING - secure loose electrical wiring. 8e
- \* 49. MIDDLE HALL CEILING - secure loose ceiling. 3b

SECOND FLOOR RIGHT REAR

- 50. KITCHEN & LIVING ROOM CEILING - secure loose tiles. 3b
- \* 51. KITCHEN & LIVING ROOM CEILING - determine the reason and remedy the condition causing leakage. 3b
- \* 52. KITCHEN SINK - replace illegal tape on drain pipe. 6c
- 53. BATHROOM WALL - remove peeling paint. 3b
- \* 54. BEDROOM CEILING - repair inoperative electrical light fixture. 8e

continued

vw

Dec. 14, 1978  
continued NOHC- 323-325 Spring Street, Portland, Maine Con. 61-C-7

THIRD FLOOR REAR

- |                                                                          |    |
|--------------------------------------------------------------------------|----|
| * 55. KITCHEN CEILING- repair inoperative electrical light fixture.      | 8a |
| * 56. KITCHEN WALL - remove illegal electrical extension cord.           | 8a |
| 57. BATHROOM WALL - repair broken plaster.                               | 3b |
| * 58. LIVING ROOM CEILING - repair inoperative electrical light fixture. | 8a |
| 59. BEDROOM WINDOW - replace broken glass.                               | 3c |

\*\* 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 C.A. of Portland Building Inspection Department, 389 Congress St., Tel. 774-5451 to determine if any of the items listed above require a building or alteration permit.



7

OK
BY <u>                    </u>
DATE <u>12-9-79</u>

August 11, 1978

Michael Porter  
84 Pine Street  
Portland, Maine 04102

Dear Mr. Porter

Re: 323 Spring Street, Portland, Maine NCP-WP 61-C-7

We recently received a complaint and an inspection was made by Housing Inspector Gough of the property owned by you at 323 Spring Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

~~12791. Apartment # 9 - RRAB Hall - repair leak in radiator pipes. Sc~~

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 August 25, 1978.

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 G. Noyns*  
Lyle G. Noyns,  
Chief of Housing Inspections

Inspector *[Signature]*  
H. Gough

REINSPECTION RECOMMENDATIONS

LOCATION 323 S. 17th

INSPECTOR [Signature]

PROJECT \_\_\_\_\_

OWNER Port

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
	<u>AUG 25 78</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"	<input checked="" type="checkbox"/> <u>No</u> - POSTING RELEASE <u>select</u>
<u>129-79</u>	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 _____	
<u>129</u>	INSPECTOR'S REMARKS: <u>LD C</u>	
<u>716</u>	INSTRUCTIONS TO INSPECTOR: _____ _____ _____	

CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND  
Health Department - Housing Inspections Division  
Telephone: 775-5451 - Ext. 448

August 20, 1974 ✓

Mr. Michael Porter  
84 Pine Street  
Portland, Maine

Re: Premises located at 323-325 Spring Street, Portland, Maine 61-C-7

Dear Mr. Porter:

A re-inspection of the premises noted above was made on August 12, 1974  
by Housing Inspector Bailey.

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 May 13, 1974.

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 August 1979.

Sincerely yours,

~~Robert A. Robinson, CHH, PHH~~  
Health Director

By Leslie D. Royce  
Chief of Housing Inspections

Inspector Robert Bailey

/sc

ldn/74



CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

February 15, 1984

OK  
m  
DATE 2/20/84

Mr. & Mrs. Michael C. & Georgia L. Z. Porter / Mrs.  
84 Pine Street  
Portland, Maine 04101

: Smoke Detectors

Dear Mr. & Mrs. Porter:

During a recent inspection of the property owned by you at 323-325 Spring Street, it was noted that smoke detectors were missing in the following areas:

Apartments ~~11, 12, 13, 14, 15~~

25 MRS.A §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



CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

February 15, 1984

City  
Dept  
Hous  
100

Mr  
84  
R  
Mr. & Mrs. Michael C. & Georgia L. Porter Jts.  
84 Pine Street  
Portland, Maine 04101

R  
Re: Smoke Detectors

C  
Dear Mr. & Mrs. Porter:

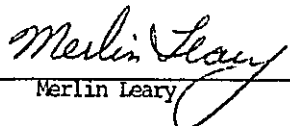
During a recent inspection of the property owned by you at 323-325 Spring Street, it was noted that smoke detectors were missing in the following areas:

Apartments #1, #2, & #5

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

ADMINISTRATIVE DECISION

City of Portland  
Department of Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Ext. 311 - 318

Date February 14, 1984

Mr. & Mrs. Michael C. & Georgia L. Porter Jts.  
64 Pine Street  
Portland, Maine 04101

Re: Premises located at 323-325 Spring St. 61-C-7 Gen.

Dear Mr. & Mrs. Porter:

You are hereby notified that a reinspection and your request for additional time on Feb. 13, 1984, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

Expiration time extended to April 15, 1984 in order to complete the work in progress to correct the remaining 32 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 & Urban Development

by Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

In Attendance:

Merlin Leary  
Jeffrey Tounge  
Merlin Leary, C.E.O.

Encl.

jmr



HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Michael C. & Georgia L. Porter Jts. LOCATION: 323-325 Spring Street

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Sept. 27, 1983, EXPIRES: Nov. 27, 1983

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)
<del>* 1. THIRD FLOOR FRONT HALL - wall - broken plaster.</del>	
<del>* 2. FRONT HALL - stairway - missing safety rails.</del>	
3. ✓ FRONT PORCH - ceiling - missing and broken matched boards.	108-4
4. ✓ LEFT MIDDLE & FRONT PORCHES - roof - broken downspouts.	108-1
* 5. LEFT REAR CELLAR - window - broken glass.	108-3
* 6. LEFT REAR PORCH - floor - rotted decking.	108-4
7. ✓ LEFT MIDDLE BULKHEAD - foundation - missing mortar.	108-4
<del>* 8. ✓ CELLAR - missing fire door with self closure.</del>	
 <u>BASEMENT - #9</u>	
<del>9. ✓ KITCHEN - ceiling - loose and peeling paint.</del>	
<del>10. ✓ KITCHEN - floor - loose and damaged boards.</del>	
* 11. ✓ KITCHEN - sink - leaking hot water faucet.	111-1
12. ✓ BATHROOM - wall - loose lavatory.	111-1
<del>* 13. ✓ BATHROOM - tub - leaking drain pipe.</del>	
* 14. ✓ KITCHEN - ceiling - inoperative light fixture.	113-5
* 15. ✓ REAR HALL & RIGHT REAR BEDROOM - ceilings - broken plaster.	108-2
 <u>FIRST FLOOR FRONT - #1</u>	
* 16. KITCHEN - ceiling - leaking.	108-2
* 17. DINING ROOM - window - broken glass.	
* 18. REAR BEDROOM - ceiling - inoperative light fixture.	113-5
 <u>FIRST FLOOR LEFT REAR - #2</u>	
<del>* 19. BATHROOM - tub and lavatory - leaking faucets.</del>	
<del>* 20. KITCHEN - ceiling - inoperative light fixture.</del>	
 <u>FIRST FLOOR RIGHT REAR - #3</u>	
<del>* 21. KITCHEN - ceiling - loose and hanging light fixture.</del>	
 <u>SECOND FLOOR - #4</u>	
<del>Not available at time of inspection.</del>	
 <u>SECOND FLOOR LEFT REAR - #5</u>	
<del>* 22. ✓ BATHROOM &amp; LEFT BEDROOM - ceilings - broken plaster.</del>	
* 23. ✓ LIVING ROOM - window - broken glass.	108-3
24. ✓ KITCHEN - window - missing counterbalance cords.	108-3
 <u>SECOND FLOOR - #6</u>	
<del>Not available at time of inspection.</del>	

Continued:

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Michael C. & Georgia L. Porter Jts. LOCATION: 323-325 Spring Street

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATFD: Sept. 27, 1983 , EXPIRES: Nov. 27, 1983

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.

Continued:

THIRD FLOOR - #7

SEC. (S)

Not available at time of inspection.

THIRD FLOOR - #8

- |                                                             |      |
|-------------------------------------------------------------|------|
| *25. ✓ KITCHEN - sink - leaking trap.                       | 6-d  |
| *26. ✓ KITCHEN - ceiling - inoperative light fixture.       | 8-e  |
| 27. ✓ KITCHEN - sink - missing support leg.                 | 6-d  |
| *28. ✓ BATHROOM - tub - leaking faucet (hot) & d. 211 P 112 | 6-d  |
| *29. ✓ REAR BEDROOM - window - missing sash.                | 3-c  |
| *30. ✓ REAR BEDROOM - window - broken glass.                | 3-c  |
| *31. ✓ REAR BEDROOM - ceiling - exposed wiring.             | 8-e  |
| 32. ✓ LIVING ROOM - window - missing counterbalance cords.  | 3-c  |
| *33. ✓ REAR BEDROOM - door - obstructed exit.               | 10-2 |

NOTE:

~~At the time of the survey, we were unable to gain access to the Second Floor - #4, Second Floor - #6, and Third Floor - #7 apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.~~

\*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.

ADDITIONAL VIOLATIONS TO BE ADDED:

- |                                                |       |
|------------------------------------------------|-------|
| 1. REAR ROOF - fire escape - missing railings. | 116-2 |
| 2. FRONT HALL --door - broken latch assembly.  | 108-3 |

FIRST FLOOR FRONT - APT. #1

- |                                 |       |
|---------------------------------|-------|
| 3. FRONT - door - broken frame. | 108-3 |
|---------------------------------|-------|

FIRST FLOOR LEFT REAR - APT. #2

- |                                                  |       |
|--------------------------------------------------|-------|
| * 4. DINING ROOM - ceiling - leaking.            | 106-2 |
| * 5. BATHROOM - ceiling - missing light fixture. | 113-2 |

SECOND FLOOR - APT. #4

- |                                       |       |
|---------------------------------------|-------|
| 6. BEDROOM - ceiling - peeling paint. | 108-2 |
| 7. HALL - ceiling - buckled plaster.  | 108-2 |

SECOND FLOOR - APT. #6

- |                                                 |       |
|-------------------------------------------------|-------|
| 8. LIVING ROOM - ceiling - buckled tiles.       | 108-2 |
| * 9. KITCHEN - ceiling - missing light fixture. | 113-2 |
| 10. BATHROOM - tub - cross-connection.          | 111-1 |
| 11. BEDROOM - ceiling - peeling paint.          | 108-2 |

*C. Hill*

CITY OF PORTLAND, MAINE  
DEPARTMENT OF URBAN DEVELOPMENT  
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

DATE: January 6, 1984

Mr. & Mrs. Michael C. & Georgia L. Porter Jts.  
84 Pine Street  
Portland, Maine 04101

Re: Premises located at 323-325 Spring St. Gen. 61-C-7

Dear Mr. & Mrs. Porter:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on January 18, 1984, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about Sept. 27, 1983.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 311 - 318.

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

By *Lyle D. Noyes*  
Lyle D. Noyes  
Inspection Services Division

Requested by *M. Leary*  
Code Enforcement Officer -- M. Leary (5)

Enclosure

Jmr

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Michael C. & Georgia L. Porter Jts. LOCATION: 323-325 Spring Street  
 CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Sept. 27, 1983, EXPIRES: Nov. 27, 1983

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.

	<u>SEC. (S)</u>
* 1. THIRD FLOOR FRONT HALL - wall - broken plaster.	
* 2. ✓ FRONT HALL - stairway - missing safety rails.	3-b
3. ✓ FRONT PORCH - ceiling - missing and broken matched boards.	3-d
4. ✓ LEFT MIDDLE & FRONT PORCHES - roof - broken downspouts.	3-a
* 5. LEFT REAR CELLAR - window - broken glass.	3-a
* 6. LEFT REAR PORCH - floor - rotted decking.	3-c
7. ✓ LEFT MIDDLE BULKHEAD - foundation - missing mortar.	3-d
* 8. ✓ CELLAR - missing fire door with self-closure.	3-d
<u>BASEMENT - #9</u>	
9. ✓ KITCHEN - ceiling - loose and peeling paint.	9-c
10. ✓ KITCHEN - floor - loose and damaged boards.	3-b
* 11. ✓ KITCHEN - sink - leaking hot water faucet.	3-b
12. ✓ BATHROOM - wall - loose lavatory.	6-d
<del>13. ✓ BATHROOM - tub - leaking drain pipe.</del>	<del>6-d</del>
* 14. ✓ KITCHEN - ceiling - inoperative light fixture.	6-d
* 15. ✓ REAR HALL & RIGHT REAR BEDROOM - ceilings - broken plaster.	8-e
<u>FIRST FLOOR FRONT - #1</u>	
* 16. KITCHEN - ceiling - leaking.	3-b
* 17. DINING ROOM - window - broken glass.	3-c
* 18. REAR BEDROOM - ceiling - inoperative light fixture.	8-e
<u>FIRST FLOOR LEFT REAR - #2</u>	
* 19. BATHROOM - tub and lavatory - leaking faucets.	5-d
* 20. KITCHEN - ceiling - inoperative light fixture.	3-
<u>FIRST FLOOR RIGHT REAR - #3</u>	
<del>* 21. KITCHEN - ceiling - loose and hanging light fixture.</del>	<del>3-</del>
<u>SECOND FLOOR - #4</u>	
Not available at time of inspection.	
<u>SECOND FLOOR LEFT REAR - #5</u>	
* 22. ✓ BATHROOM & LEFT BEDROOM - ceilings - broken plaster.	3-b
* 23. ✓ LIVING ROOM - window - broken glass.	3-c
24. KITCHEN - window - missing counterbalance cords.	3-c
<u>SECOND FLOOR - #6</u>	
<del>Not available at time of inspection.</del>	

Continued:

HOUSING INSPECTION REPORT

OWNER: Mr. & Mrs. Michael C. & Georgia L. Porter Jrs. LOCATION: 323-325 Spring Street

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Sept. 27, 1983 , EXPIRES: Nov. 27, 1983

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.

Continued:

SEC. (S)

THIRD FLOOR - #7

Not available at time of inspection.

THIRD FLOOR - #8

- |                                                            |      |
|------------------------------------------------------------|------|
| *25. ✓ KITCHEN - sink - leaking trap.                      | 6-d  |
| *26. ✓ KITCHEN - ceiling - inoperative light fixture.      | 8-e  |
| 27. ✓ KITCHEN - sink - missing support leg.                | 6-d  |
| *28. ✓ BATHROOM - tub - leaking faucet (hot). + d. a PUP   | 6-d  |
| *29. ✓ REAR BEDROOM - window - missing sash.               | 3-c  |
| *30. ✓ REAR BEDROOM - window - broken glass.               | 3-c  |
| *31. ✓ REAR BEDROOM - ceiling - exposed wiring.            | 8-e  |
| 32. ✓ LIVING ROOM - window - missing counterbalance cords. | 3-c  |
| *33. ✓ REAR BEDROOM - door - obstructed exit.              | 10-2 |

NOTE:

At the time of the survey, we were unable to gain access to the Second Floor - #4, Second Floor - #6 and Third Floor - #7 apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

\*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

C  
BB  
BSL  
M.F.

## NOTICE OF HOUSING CONDITIONS

DU: 9  
CART-BLOCK-LOT - 61-C-7  
LOCATION: 323-325 Spring Street

DISTRICT: 5  
ISSUED: April 5, 1988  
EXPIRES: June 5, 1988

Mr. Scott Lindsay  
56 Mellen Street  
Portland, ME 04101

Dear: Mr. Lindsay:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 323-325 Spring 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 June 5, 1988. 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.

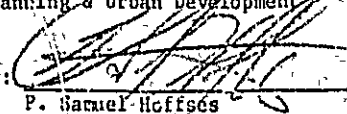
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

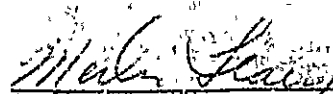
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By:   
P. Samuel Hoffses  
Chief of Inspection Services

  
Merlin Leary (5)  
Code Enforcement Officer

Attachments:

jmr



HOUSING INSPECTION REPORT

OWNER: Mr. Scott Lindsay

LOCATION: 323-325 Spring Street 61-C-7

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: April 5, 1988

EXPIRES: June 5, 1988

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.

- |                                                                                           | <u>SEC. (S)</u> |
|-------------------------------------------------------------------------------------------|-----------------|
| * 1. BASEMENT - wall - loose switch and missing cover.                                    | 113-5           |
| 2. BASEMENT - cellar - friable asbestos.                                                  | 116-6           |
| 3. BASEMENT - ceiling - loose and hanging light.                                          | 113-5           |
| * 4. INTERIOR SECOND FLOOR, APT. #5 - KITCHEN, BATHROOM, HALL - ceiling - broken plaster. | 108-2           |
| 5. INTERIOR SECOND FLOOR, APT. #5 - LIVING ROOM - door - missing glass.                   | 108-3           |
| * 6. INTERIOR THIRD FLOOR, APT. #8 - LIVING ROOM - window - broken glass.                 | 108-3           |
| 7. INTERIOR FIRST FLOOR, APT. #3 - KITCHEN - ceiling - buckled tiles.                     | 108-2           |
| * 8. BASEMENT - ceiling - hanging Rowex.                                                  | 113-5           |
| 9. BASEMENT - ceiling - junction box cover missing.                                       | 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, MAINE

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



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

Date: April 5, 1988

Scott Lindsay  
56 Mellen Street  
Portland, Maine 04101

Re: Smoke Detectors

Dear Mr. Lindsay:

During a recent inspection of the property owned by you at 323 Spring Street, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.


25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

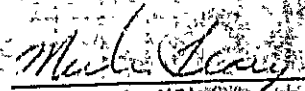
Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By:   
P. Samuel Hoffses  
Chief of Inspection Services

  
Merlin Leary (5)  
Code Enforcement Officer

jmr







CITY OF PORTLAND, MAINE

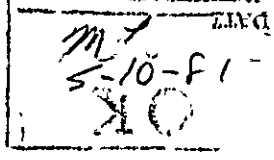
389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

Date: April 5, 1988

Scott Lindsay  
56 Mellen Street  
Portland, Maine 04101



Re: Smoke Detectors

Dear Mr. Lindsay:

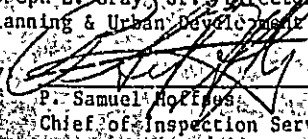
During a recent inspection of the property owned by you at 323 Spring Street  
Portland, Maine, it was noted that smoke detectors  
were missing/inoperable in some locations.

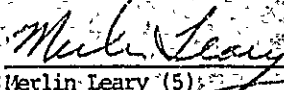
25 MRSA 2464 requires that approved smoke detectors be installed in each  
apartment in the immediate vicinity of the bedrooms. When actuated, the  
detector shall provide an alarm suitable to warn the occupants within the  
individual unit. Failure to comply with this statute may result in a fine  
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.

Loss control is a responsibility of your management. Our observations are  
intended to assist you. Recommendations are a result of conditions observed  
at the time of our visits. They do not necessarily include every possible  
loss potential code violation, or exception to good practice.

Sincerely yours,

Joseph E. Gray, Jr., Director  
Planning & Urban Development  
By   
P. Samuel Hoffses  
Chief of Inspection Services

  
Merlin Leary (5)  
Code Enforcement Officer

pmr



Inspection Services  
Samuel P. Hoffses  
Chief

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 1, 1991

Scott A. Lindsay  
56 Mellen Street  
Portland, ME 04102

Re: 323-325 Spring Street (61-C-7)

Dear Mr. Lindsay:

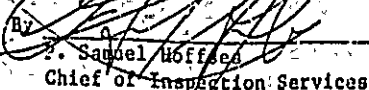
We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 323-325 Spring St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


Please see attached sheet.

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 August 1, 1991 (or before as conditions warrant).

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   
Samuel Hoffses  
Chief of Inspection Services

  
Marland Wing

HOUSING INSPECTION REPORT

OWNER: Scott A. Lindsay

LOCATION: 323-325 Spring St. (61-C-7)

CODE ENFORCEMENT OFFICER: Marland Wing

HOUSING CONDITIONS DATED: 7-1-91

EXPIRES: 8-1-91

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.

APT. #8 - 3RD FLOOR REAR

<u>DEFECT</u>	<u>CORRECT BY</u>	<u>SEC(S)</u>
1. Missing Smoke Detector	24 hrs.	2464
2. Broken Glass & Sash - LR Window	30 days	108-3
3. Loose Light Fixture - LR Ceiling	30 days	113
4. Inoperative Light Fixture - Kit. Ceiling	30 days	
<del>5. Install End Means of Egress from Apt. #8</del>	<del>10 days</del>	<del>6-116 (2)</del>

3RD FLOOR FRONT APARTMENT

6. Remove Obstructions from Front Exit	10 days	6-116 (3)
7. Missing Battery from the Smoke Detector	24 hrs.	2464

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph F. Gray Jr.  
Director

CITY OF PORTLAND

August 29, 1994

LINDSAY SCOTT A  
56 MELLETT ST  
PORTLAND ME 04101

Re: 325 Spring St  
CBL: 061- - C-007-001-01  
DU: 9

Dear Mr. Scott:

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 X8707 between 8:00-9:00AM or 4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

Amy Powers/lee  
Amy Powers  
Code Enforcement Officer



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 5, 1994

LINDSAY SCOTT A  
56 MELLEN ST  
PORTLAND ME 04101

Re: 325 Spring St  
CBL: 061- - C-007-001-01  
DU: 9

Dear Mr. Lindsay:


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:

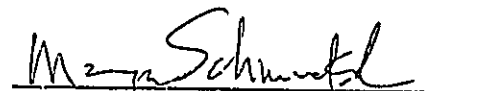
- |    |                                                                                      |        |
|----|--------------------------------------------------------------------------------------|--------|
| 1. | INT - 1ST FL; APT #2 - BATHROOM<br>EVIDENCE OF LEAKING PIPES; REPAIR/REPLACE CEILING | 108.20 |
| 2. | INT - 1ST FL; APT #2 - BEDROOM<br>REPAIR LEAKS; REPAIR DAMAGED CEILING & WALL        | 108.20 |
| 3. | INT - 1ST FL; APT #2 - DINING ROOM<br>REPAIR CRACKED PLASTER                         | 108.20 |
| 4. | INT - 1ST FL; APT #2 - BATHROOM<br>TIGHTEN THE LOOSE BASEBOARD                       | 114.30 |
| 5. | INT - 1ST FL; APT #2 - THROUGHOUT<br>REPAIR CRACKED PLASTER                          | 108.20 |

PRIORITY VIOLATION: NUMBER 5

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,

  
Amy Simpson  
Code Enforcement Officer

  
Marge Schmuckal  
Asst. Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 12, 1994

LINDSAY SCOTT A  
56 MELLEN ST  
PORTLAND ME 04101

Re: 325 Spring St  
CBL: 061- - C-007-001-01  
DU: 9

Dear Mr. Lindsay:


During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were missing in apartments #4 and #5; and that smoke detectors were inoperable in apartment #6.

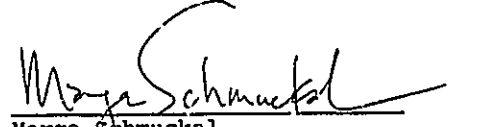
25 MFGA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely,

  
Amy Simpson  
Code Enforcement Officer

  
Marge Schmuckal  
Asst. Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 07, 1994

LINDSAY SCOTT A  
56 MELLEEN ST  
PORTLAND ME 04101

Re: 325 Spring St  
CBL: 06.- - C-007-001-01  
DU: 9

Dear Mr. Lindsay:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. 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 this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles 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.

Sincerely,

Amy Simpson  
Code Enforcement Officer

Marge Schmuckal  
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 325 Spring St  
 Housing Conditions Date: October 7, 1994  
 Expiration Date: December 06, 1994

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1.	INT - 1ST FL; APT #2 - CLOSET ENCLOSE EXPOSED STUDS	108.20
2.	EXT - APT #1 - LEFT, MIDDLE - ADD BALUSTERS @ 4" O.C. TO HANDRAIL	108.40
3.	INT - APT #1 - LIVING ROOM WINDOW HAS BROKEN SASH CORDS	108.30
4.	INT - APT #1 - BATHROOM REPAIR OR RE-INSTALL EXHAUST FAN	112.00
5.	INT - APT #1 - KITCHEN CEILING TILE IS IN DISREPAIR; EVIDENCE OF LEAKS	111.40
6.	EXT - RIGHT SIDE - PROVIDE OUTSIDE LIGHT AT ENTRANCE	113.50
7.	INT - THROUGHOUT - REPAIR CRACKED PLASTER	108.20
8.	INT - APT #5 - HALLWAY EVIDENCE OF LEAKS; REPAIR/REPLACE CEILING TILES	111.40
9.	INT - APT #5 - KITCHEN WALL HAS WATER DAMAGE	111.40
10.	INT - APT #5 - BATHROOM WATER DAMAGE IN CEILING - REPAIR/REPLACE CEILING	111.40
11.	INT - APT #6 - KITCHEN WATER DAMAGE IN CEILING - REPAIR/REPLACE TILES	111.40
12.	INT - APT #7 - BACK STAIRS- EGRESS CLEAR AREA OF ALL STORED ITEMS	109.40
13.	INT - APT #9 - ENTRY DOOR RE-ATTACH/SECURE LIGHTSWITCH; ADD A COVERPLATE	113.50
14.	INT - BASEMENT - SERVICE PANEL AREA ADD COVER AT JUNCTION BOX	113.50
15.	INT - BASEMENT - STORE TOXINS IN COMMON AREA; AWAY FROM FURNACE	116.10
16.	INT - BASEMENT - LAUNDRY ROOM EVIDENCE OF LEAKS IN CEILING; REPAIR/REPLACE CEILING	111.40
17.	INT - BASEMENT - FURNACE ADD EXTENSION PIPE TO RELIEF VALVE; TO 6" OFF FLOOR	114.30
18.	EXT - FRONT OF HOUSE - SIDEWALK SECURE HOLE - EITHER FILL WITH CONCRETE OR FIT WITH CAST COVER	108.10
19.	INT - BASEMENT - PROVIDE SPRINKLER AT FURNACE	114.30