

257 Deering Avenue 117-A-1

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CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

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

✓ January 8, 1979

John D. & Margaret Mackie Mr. Marc M. Lemontagne, Agent
828 North Maple Avenue 133 Coyle Street
Greensburg, Pa. 15601 Portland, Maine 04103

Re: Premises located at 257 Deering Avenue, Portland, Maine Oakdale 117-A-1

Dear Mr. & Mrs. Mackie:

A re-inspection of the premises noted above was made on January 3, 1979
by Housing Inspector Bartlett.

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 August 4, 1977.

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 January 1984.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Joseph E. Gray, Jr.
Lyle D. Noyes,
Chief of Housing Inspections

Inspector M. Bartlett
G. Bartlett

60
DEC 13 1978

11/5/78 12:30

December 13, 1978

John D. & Margaret Mackie
528 North Maple Avenue
Greensburg, Pa. 15601

Mr. Marc H. Lamontagne, Agent
133 Coyle Street
Portland, Maine 04103

TOW
CUSTOM 10
DELUKE

Dear Mr. & Mrs. Mackie: Re: 257 Deering Avenue, Portland, Maine 117-A-1 Oakdale

As owner or agent of the above referred property, you were notified on August 4, 1977, 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 reinspection was made on December 8, 1978, by Housing Inspector Bartlett and, as a result, you are hereby ordered to correct the violations listed below on or before January 13, 1979.

Failure to comply with this order may result in a complaint being filed and prosecution in District Court.

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector G. Bartlett
G. Bartlett

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

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE Section(e)

- 11/5/79
1. ~~EXTERIOR WALLS AND TRIM - overall - remove peeling paint; make the exterior walls and base of the structure weathertight and watertight by painting or any other suitable means.~~ 3-a
 2. ~~SECOND FLOOR HALL - ceiling - remove peeling paint.~~ 3-b
 3. ~~FIRST FLOOR BATHROOM - walls - repair or replace loose and missing tiles.~~ 3-b
 4. ~~SECOND FLOOR - right rear and left rear - ceilings - remove peeling paint.~~ 3-b

ADMINISTRATIVE HEARING DECISION

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

Date December 29, 1977

John D. & Margaret Mackie
526 North Maple Avenue
Greensburg, Pa. 15601

~~NOTICE~~
~~775-7421~~
Neil J. Jaramila
133
CALLE
ST
775-9611
~~775-7421~~

Re: Premises located at 257 Deering Avenue, Portland, Maine NCP-Oakdale 117-A-1

Dear Mr. & Mrs. Mackie:

You are hereby notified that as a result of an administrative hearing held by telephone
by Mrs. Mackie and Mr. MacIsaac

on Dec. 28, 1977, regarding our "Notice of Housing Conditions" at the above
referred, remedies resulted in the decision noted below.

XX Expiration time extended to January 31, 1978 in order to complete the work
now in progress to correct the remaining sixteen (16) Housing Code violations
as shown on the attached "Notice of Housing Conditions" dated Aug. 4, 1977.

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 Neighborhood Conservation

By Lyle D. Noyes
Chief of Housing Inspections

In Attendance:
Mrs. Jackie
B. MacIsaac

VW

Encl.

December 12, 1978

Paul Mathieu
Dept. of Human Services
Health Engineering
509 Forest Avenue
Portland, Maine 04103

Mr. Mathieu:

This letter is in regard to our telephone conversation of December 6, 1978 concerning 257 Deering Avenue. I have discussed the situation with Environmental Health about the change of use from a single family to a seven (7) unit rooming house. Please let us know, in writing, if a license is required under these conditions.

Sincerely,

H. C. Bartlett
Gayton C. Bartlett
Housing Inspector

NOTICE OF HOUSING CONDITIONS

DU

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

Ch.-Bl.-Lot: 117-A-1
 Location: 257 Deering Avenue
 Project: NCP-Oakdale
 Issued: Aug. 4, 1977
 Expired: Nov. 4, 1977

John D. & Margaret Mackie (after Aug. 14, 1977
 Mail To:)
 257 Deering Avenue
 Portland, Maine 04102

528 North Maple Ave.
 Greensburg, Pa. 15601

AGENT: MARC H. LAMONTAGNE
 133 COYLE ST
 PORTLAND, ME 04103

Dear Mr. & Mrs. Mackie:

An examination was made of the premises at 257 Deering Avenue, Portland, Maine, by Housing Inspector Bartlett. 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 November 4, 1977. 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,

Joseph E. Gray, Jr. Director
 Neighborhood Conservation

Inspector G. Bartlett
 G. Bartlett

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

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

- | | |
|--|---------------|
| ① 1. OVERALL EXTERIOR - WALLS & TRIM - remove peeling paint. | 3a |
| 2. FRONT PORCH ROOF - repair or replace missing shingles. | 3a |
| 3. FRONT PORCH CEILING - repair or replace loose boards. | 3a |
| 4. OVERALL PORCH - remove peeling paint. | 3d |
| 5. RIGHT REAR PORCH - determine the reason and remedy the condition which causes the sagging. | 3d |
| 6. RIGHT REAR PORCH STAIRS - replace missing handrail. | 3d |
| 7. LEFT REAR WALL - repair or replace bent gutter. 12/6/78 | 3a |
| ② 8. SECOND FLOOR HALL CEILING - remove peeling paint. | 3b |
| 9. SECOND FLOOR HALL CEILING - repair or replace loose plaster. | 3b |
| 10. SECOND FLOOR REAR HALL CEILING - determine the reason and remedy the condition which causes signs of leakage. | 3b |
| 11. CELLAR STAIRWAY CEILING & WALLS - repair or replace loose and missing plaster. | 3b |
| 12. We suggest you have an oil burner serviceman check the efficiency of your heating system. As an energy conservation measure you may wish to insulate. | |
| FIRST & SECOND FLOOR 12/6/78 | |
| 13. LIVING ROOM, FIRST FLOOR LEFT HEDDLE BEDROOM, SECOND FLOOR RIGHT FRONT BEDROOM, SECOND FLOOR BATHROOM, - WINDOWS - replace broken and missing counter balance cords allowing window sash to remain elevated when opened. | 3c |

continued
 vv

Handwritten initials

257 Dering Avenue, Portland, Maine MCP-Oakdale 117-A-1 8/4/77

- ~~14. SECOND FLOOR - DINING ROOM WINDOWS~~
- ~~SECOND FLOOR - RIGHT MIDDLE BEDROOM WINDOW - repair or replace rotted sash. 12/4/78 3c~~
- ~~* 15. DINING ROOM CEILING~~
- ~~FIRST FLOOR - LEFT FRONT BEDROOM CEILING~~
- ~~SECOND FLOOR - LEFT FRONT BEDROOM CEILING~~
- ~~SECOND FLOOR - RIGHT MIDDLE BEDROOM CEILING - determine the reason and remedy the condition which causes signs of leakage. 12/4/78 3b~~
- ~~16. SECOND FLOOR - RIGHT FRONT BEDROOM WALL - determine the reason and remedy the condition which causes signs of leakage. 12/6/78 3b~~
- ~~③ 17. FIRST FLOOR & SECOND FLOOR - BATHROOM WALLS - repair or replace loose & missing tiles. 3b~~
- ~~18. FIRST FLOOR - LEFT FRONT BEDROOM WALL - replace missing dual convenience outlet cover. 3c~~
- ~~19. SECOND FLOOR - LEFT FRONT BEDROOM CEILING & WALL - repair or replace loose and missing plaster. 3b~~
- ~~20. RIGHT REAR BEDROOM CEILING - repair or replace loose and missing plaster. 3b~~
- ~~21. SECOND FLOOR - LEFT FRONT 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 Street, Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

ADDITIONAL VIOLATIONS 12-20-77

- ~~1. REPAIR OR REPLACE broken pump on heating system. 9c~~
- ④ 2. SECOND FLOOR - RIGHT REAR & LEFT REAR - CEILING - remove peeling paint. 3b

*3 instances of peeling paint
& 1 of loose tiles?*

REFERRAL MEMORANDUM

HOUSING INSPECTIONS DIVISION
DEPARTMENT OF NEIGHBORHOOD
CONSERVATION

To: Assessors Office & Bldg. Inspection
Environmental Health
From: G. Bartlett, Housing Inspector
Subject: 257 Deering Avenue (117-A-1)

Date: Dec. 7, 1978

Conditions or Defects: For your information

Upon reinspection of 257 Deering Avenue, I found the buildings use to have changed from a single family to a seven (7) unit rooming house. I will notify the State of Maine, Dept. of Human Services, Health Engineering of this condition.

G. Bartlett

The responsible department or division is requested to reply on this form and return the form to the Housing Inspections Division, Room _____

Reply:

Date:

Instructions: Inspectors will complete this form in triplicate retaining one copy for the tickler file and two copies to the street file. The original will be sent to the responsible division or city department.

CITY OF PORTLAND, MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

December 21, 1977

To: John D. & Margaret Mackie
528 North Maple Avenue
Greensburg, Pa. 15601

Re: Premises located at 257 Dearing Avenue, Portland, Maine 117-A-1 HCP-Cakdale

Dear Mr. & Mrs. Mackie:

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 3, 1978, 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 Aug. 4, 1977.

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. Bartlett
G. Bartlett

Enclosure