

55 Ashmont Street 125-J-22



SEAL WALKERS
78503-38

CERTIFICATE
OF
COMPLIANCE

C 66
L
BSL

CITY OF PORTLAND

Date: December 31, 1981

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

Mr. Thomas F. Conneen
640 Brighton Avenue
Portland, Maine 04102

Re: Premises located at 55 Ashmont St. 125-J-8 WDF

Dear Mr. Conneen:

A re-inspection of the premises noted above was made on December 31, 1981
by Housing Inspector Kevin Carroll.

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 2-14-80.

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
December 1986.

Sincerely yours,

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

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

Kevin Carroll
Code Enforcement Officer - Carroll (2)

jmr

NOTICE OF HOUSING CONDITIONS

DU 4

CITY OF PORTLAND
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451- Ext. 358 - 448

Ch.-Bl.-Lot: 125-J-8
 Location: 55 Ashmont Street
 Project: NCP-WDF
 Issued: 2-14-80
 Expired: 5-14-80

Mr. Thomas F. Conneen
 640 Brighton Avenue
 Portland, Maine 04102

OK
 BY [Signature]
 DATE 1-18-81

Dear Mr. Conneen:

An examination was made of the premises at 55 Ashmont Street Portland, Maine, by Housing Inspector G. 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 May 14, 1980. 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 and
 Inspection Services

Inspector G. Bartlett
 G. Bartlett

By [Signature]
 Lyle D. Noyes
 Housing Code Administrator

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

- | | | | |
|-----------|---|--|-----|
| <u>1</u> | <u>EXTERIOR</u> | | 3-a |
| <u>1</u> | <u>OVERALL - walls and trim - remove peeling paint</u> | | 3-d |
| <u>2</u> | <u>FIRST FLOOR REAR PORCH - floor - repair/replace rotted decking</u> | | 3-d |
| <u>3</u> | <u>REAR EXTERIOR - stairway - repair/replace rotted stringers</u> | | 3-d |
| <u>4</u> | <u>REAR EXTERIOR - stairway - secure loose railing</u> | | 3-d |
| <u>5</u> | <u>REAR PORCH - repair/replace rotted support post</u> | | 3-d |
| <u>6</u> | <u>SECOND FLOOR REAR PORCH - secure loose railing</u> | | 3-d |
| <u>7</u> | <u>OVERALL EXTERIOR - walls - repair/replace loose rotted gutters and fascia and plancier</u> | | 3-a |
| <u>8</u> | <u>LEFT REAR ATTIC - window - repair/replace broken glass</u> | | 3-c |
| <u>9</u> | <u>FRONT ATTIC - window - repair/replace rotted sash</u> | | 3-e |
| <u>10</u> | <u>REAR CHIMNEY - remove excess soot</u> | | |
| | <u>FIRST FLOOR REAR APARTMENT</u> | | 3-b |
| <u>11</u> | <u>BATHROOM - ceiling - remove peeling paint</u> | | 3-c |
| <u>12</u> | <u>LIVING ROOM - window - repair/replace broken glass</u> | | |
| | <u>SECOND FLOOR APARTMENT</u> | | 3-c |
| <u>13</u> | <u>KITCHEN - window - repair/replace broken glass</u> | | 3-b |
| <u>14</u> | <u>KITCHEN - ceiling - remove peeling paint</u> | | 3-b |
| <u>15</u> | <u>KITCHEN - ceiling - repair/replace loose plaster</u> | | |

MISSING

55 Ashmont Street - NOHC - February 14, 1980 - continued:

SECOND FLOOR APARTMENT

- | | |
|--|-----|
| 16. <u>BATHROOM</u> - sink - repair/replace leaking faucet | 6-d |
| 17. <u>KITCHEN</u> - window - repair/replace broken glass | 3-c |
| 18. <u>KITCHEN</u> - sink - repair/replace leaking faucet | 6-c |
| 19. <u>REAR BEDROOM</u> - window - repair/replace broken glass | 3-c |

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.

REINSPECTION RECOMMENDATIONS

INSPECTOR BARTLETT

LOCATION 55 ASHMONT ST

PROJECT NCP-WDF

OWNER T. GONNEEN

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
2/14/80	5/14/80				

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

DATE 1-7-82 OK ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" OK "POSTING RELEASE"

5/15/80 GB SATISFACTORY Rehabilitation in Progress
Time Extended To: OTX to 6/15/80

Time Extended To:

Time Extended To:

UNSATISFACTORY Progress Send "HEARING NOTICE" OK "FINAL NOTICE"

NOTICE TO VACATE
POST Entire
POST Dwelling Units

OK
BY OK
DATE 1/8/82

UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken

5/15/80 GB INSPECTOR'S REMARKS: SPS ONLY EXTERIOR WORK BEING DONE. LOAN APP IN BUT OWNER DID CRITICAL PUNCH WORK OTX

9/9/80 GB IN RENAS BY OWNER - OTX

12/2/80 GB IN RENAS BY OWNER - OTX - UNABLE TO GET INTO ALL APTS

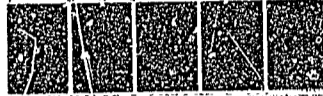
3-20-81 OK Relet - w/o inspection tx to 4-14

1-7-82 OK Re: All violations corrected by owner C.O.C. OK

INSTRUCTIONS TO INSPECTOR:

55 ASHIMONT STRKET

Housing



NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Conneen, Mary F. & Thomas F., Jts.
Box 47, RR #1
Yarmouth, Maine 04096

DU 6

CH. 125 BLK. I LOT 8/22

LOCATION: 55 Ashmont Street

PROJECT: NCP/OAK.
ISSUED: April 20, 1984
EXPIRES: June 20, 1984

Dear Mr. & Mrs. Conneen:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 55 Ashmont Street by Code Enforcement Officer Burton MacIsaac. 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 20, 1984. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

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

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

Very truly yours,

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

By: [Signature]
P. Samuel Hoffses
Chief of Inspection Services

[Signature]
Code Enforcement Officer - Burton MacIsaac

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mary F. & Thomas F. Conneen, Jrs.

LOCATION: 55 Ashmont St. 125-J-8/22

CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)

HOUSING CONDITIONS DATE: April 20, 1984 , EXPIRES: June 20, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE",
AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC. (S)

1. CHIMNEY - above roofline - loose bricks and mortar.

108-5

CERTIFICATE
OF
COMPLIANCE

DATE: July 26, 1984

DU: 6

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Mary F. & Thomas F. Conneen Jts.
Box 47, RR #1
Yamouth, Maine 04096

Re: Premises located at 55 Ashmont St. 125-J-8/22 OAK

Dear Mr. & Mrs. Conneen:

A re-inspection of the premises noted above was made on June 28, 1984
by Code Enforcement Officer Burton MacIsaac.

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 April 20, 1984.

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 July 1989.

Sincerely yours,

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

Burton MacIsaac

Code Enforcement Officer - Burton MacIsaac (6)

jmr

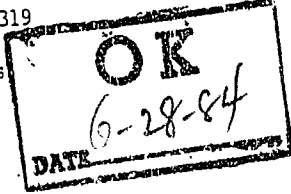
By *[Signature]*
F. Samuel Hoffses
Chief of Inspection Services

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Conneen, Mary F. & Thomas F., Jts
Box 47, RR #1
Yarmouth, Maine 04096



DU 6

CH. 125 BLK. J LOT B/22

LOCATION: 55 Ashmont Street

PROJECT: NCP/OAK.
ISSUED: April 20, 1984
EXPIRES: June 20, 1984

Dear Mr. & Mrs. Conneen:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 55 Ashmont Street by Code Enforcement Officer Burton MacIsaac. 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 20, 1984. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

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

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

Very truly yours,

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

Code Enforcement Officer - Burton MacIsaac

By
P. Samuel Hoffes
Chief of Inspection Services

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mary F. & Thomas F. Conneen, Jrs.

LOCATION: 55 Ashmont St. 125-J-8/22

INSPECTION OFFICER: Burton MacIsaac (6)

INSPECTION DATE: April 20, 1984 EXPIRES: June 20, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE",
AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC. (S)

~~1. CHIMNEY - above roofline - loose bricks and mortar. OK 6-28-84 -108-5-~~

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 02, 1994

CONNEN MARY F
BOX 47 RR 1
YARMOUTH ME 04096

Re: 55 Ashmont St
CBL: 125- - J-008-001-01
DU: 6

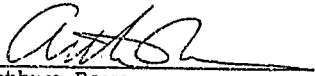
Dear Ms. Conneen:

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 X8697 between 7:00/8:00 or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,


Arthur Rowe
Code Enforcement Officer

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 23, 1994

CONNEN MARY F
BOX 47 RR 1
YARMOUTH ME 04096

Re: 55 Ashmont St
CBL: 125- - J-008-001-01
DU: 0

Dear Ms. Conneen:

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".

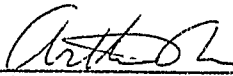
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

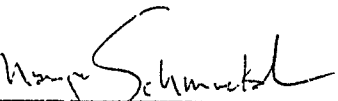
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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,


Arthur Rowe
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 55 Ashmont St
Housing Conditions Date: June 23, 1994
Expiration Date: August 22, 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. | EXT - REAR PORCH -
ROTTED POST | 108.40 |
| 2. | EXT - REAR PORCH -
MISSING BALUSTERS | 108.40 |
| 3. | INT - 3RD FLOOR - HALL
T.V. IS OBSTRUCTING EGRESS | 116.30 |
| 4. | INT - CELLAR -
NO HANDRAIL | 108.40 |
| 5. | INT - CELLAR -
ELECTRIC GROUND WIRE NOT SECURED TO CITY SIDE OF WATER
METER | 113.20 |
| 6. | INT - APT #1 - BATHROOM
NO VENTILATION FAN | 112.00 |
| 7. | INT - APT #3 - BATHROOM
NO VENTILATION FAN | 112.00 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

MARCH 11, 1997

CONNEN THOMAS F
797 PRINCES PT RD
YARMOUTH ME 04096

Re: 55 ASHMONT ST
CBL: 125- - J-008-001-01
DU: 6

Dear Mr. Conneen:

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 reinspection 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 its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Merle Leary
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 55 ASHMONT ST
Housing Conditions Date: March 11, 1997
Expiration Date: May 10, 1997

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 - CELLAR - STAIRS
HANDRAIL IS MISSING | 108.20 |
| 2. INT - CELLAR - WATER METER
ELECTRIC GROUND IS NOT SECURED TO CITY SIDE | 113.20 |
| 3. INT - 3RD FLR - STAIRWAY
EGRESS IS OBSTRUCTED | 116.30 |
| 4. INT - 1ST FLR - APT #1 - BATHROOM
THERE IS A LACK OF VENTILATION | 112.00 |
| 5. INT - 1ST FLR - APT #3 - BATHROOM
THERE IS A LACK OF VENTILATION | 112.00 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

MARCH 11, 1997

CITY OF PORTLAND

CONNEN THOMAS F
797 PRINCES PT RD
YARMOUTH ME 04096

Re: 55 ASHMONT ST
CBL: 125- -J-008-001-01
DU: 6

Dear Mr. Conneen:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 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.

Reinspection of your property will be made in twenty-four (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.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

Handwritten signature of Merle Leary in cursive.

Merle Leary
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JULY 23, 1997

CONNEN THOMAS F
797 PRINCES PT RD
YARMOUTH ME 04096

Re: 55 ASHMONT ST
CBL: 125- - J-008-001-01
DU: 6

Dear Mr. Conneen:

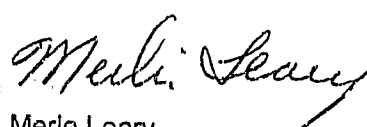
A reinspection at the above-noted property was made on July 11, 1997.


This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated March 11, 1997.

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 three years.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.