

104 Bell Street 146-II-14



CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND

March 9, 1977

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

Mr. George Hammond  
32 Anderson Street  
Portland, Maine 04101

Re: Premises located at 104 Bell Street, Portland, Maine 146-H-14

Dear Mr Hammond:

A re-inspection of the premises noted above was made on March 8, 1977  
by Housing Inspector Leary.

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 July 3, 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 1982.

Sincerely yours,

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

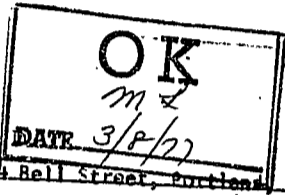
Inspector M. Leary  
M. Leary

ADMINISTRATIVE HEARING DECISION

City of Portland  
Health & Social Services - Housing Division  
Telephone: 775-5451 - Ext. 448

Date Oct. 7, 1976

Mr. George Hammond  
32 Anderson Street  
Portland, Maine



Re: Premises located at 104 Bell Street, Portland, Maine 146-H-14

Dear Mr. Hammond:

You are hereby notified that a telephone conversation between yourself and Inspector Leary and your request for additional time

on Oct. 6, 1976, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to November 9, 1976 in order to complete the work now in progress to correct the remaining 4 Housing Code violations as listed on the attached.

Notice modified as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please notify this office if all violations are corrected before the above mentioned date, so that a "Certificate of Compliance" may be issued.

Very truly yours,

David C. Bittenbender, Director  
Health & Social Services

By \_\_\_\_\_  
Chief of Housing Inspections

In Attendance:

Mr. Hammond  
Inspector Leary

Encl. 1

104 Bell Street (NOHC 2-27-76)

REMAINING HOUSING CODE DEFICIENCIES TO BE CORRECTED WITHIN THE TIME ALLOWED ON THE ATTACHED ADMINISTRATIVE DECISION.

FIRST & SECOND FLOOR

- ~~1. BATHROOM - Bathtub - Correct the illegal cross-connection at the fixture. 6d~~
- ~~2. BATHROOM - Ceiling - Remove the peeling paint. 3b~~
- ~~3. BATHROOM - Wall - Replace the broken plaster. 3b~~
- ~~4. 3rd FL REAR BEDROOM - Ceiling & Wall - Replace broken plaster. 3b~~

LDN:rl

Date: Feb. 27, 1976

FOR YOUR INFORMATION AS A NEW OWNER

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY: It shall be a violation of this ordinance for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the Health Officer under the provisions of this ordinance unless he shall first furnish to the grantee a true copy of any such order and shall at the same time notify the Health Officer in writing of the intent to so transfer either by delivering said notice to the Health Officer and receiving a receipt thereof or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section of this ordinance, such person shall be subject to a fine which may be imposed for failure to comply with any order of the Health Officer as provided herein.

SECTION 20 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED: No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this ordinance shall be effective in relieving any person of responsibility for compliance with the provision of this ordinance as set forth herein.

SECTION 25 - PENALTY: Any person violating any of the provisions of this ordinance or failing or neglecting or refusing to obey any order or notice of the Health Officer issued hereunder shall be subject to a fine of not less than \$10.00 nor more than \$100.00 and each day's violation shall be considered to be a separate offense.

Mr. George Hammond  
32 Anderson Street  
Portland, Maine 04101

RE: 104 Bell Street, Portland, Maine 146-H-14

AS THE NEW OWNER of the above we must inform you that SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY, does apply to this property as the Housing Inspection Division, Health Department has an open file in this case.

If you have any questions regarding this matter, please call the Housing Inspection Division, at 775-5451 Ext. 448 or 358

ldn/76

NOTICE OF HOUSING CONDITIONS

DU 1

CITY OF PORTLAND  
DEPARTMENT OF HEALTH & SOCIAL SERVICES  
HOUSING DIVISION  
Telephone 775-5451 - Extension 448  
Mr. George Hammond  
32 Anderson Street  
Portland, Maine 04101

Ch.-Bl.-Lot: 146-H-14  
Location: 104 Bell Street  
Project: General  
Issued: Feb. 27, 1976  
Expired: Apr. 27, 1976

Dear Mr. Hammond:

An examination was made of the premises at 104 Bell Street, Portland, Maine, by Housing Inspector Bailey. 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 April 27, 1976. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

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

Sincerely yours,

David C. Dittenbender  
Director  
Health & Social Services

Inspector H. Bailey

By [Signature]  
Chief of Housing Inspections

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

- ~~1. Replace the loose and missing putty in first, second and third floor windows. 3c~~
- ~~2. Replace the rotted section of the carrying beam on the rear porch. 3d~~
- ~~3. Repair or replace loose, broken and missing clapboards on rear exterior walls. 3a~~
- ~~4. Determine the reason and remedy the condition causing rear shed to sag. 3d~~
- ~~5. Repair or replace the broken, missing siding on front & rear exterior walls. 3a~~
- ~~6. Replace the missing chimney mortar above roof line. 3e~~
- ~~7. Replace missing mortar on exterior foundation overall. 3a~~
- ~~8. Repair loose and missing window sashes in cellar window. 3c~~
- ~~9. Replace missing plaster on front hall wall. 3a~~
- ~~10. Repair the loose tread on exterior front porch stairs. 3d~~
- ~~11. Replace the broken ceiling board on front porch roof. 3a~~
- First & Second Floor**
- ~~12. Replace the worn linoleum on kitchen floor. 3b~~
- ~~13. Replace the loose and missing plaster on living room and dining room walls. 3b~~
- ~~14. Repair the loose sash in right front living room window. 3c~~
- ~~15. Replace broken plaster on wall of right rear dining room. 3b~~
- 16. Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d
- 17. Remove the peeling paint from bathroom ceiling. 3b

continued...

104 Bell Street, continued

~~First & Second Floor, continued~~

- ~~18. Replace missing tiles on kitchen ceiling.~~
- 19. Replace the broken plaster on wall of bathroom.
- 20. \*Replace broken plaster on ceiling and wall of Third Floor rear bedroom.

3b  
3b  
3b

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

LDH:rl



*New Owner*

*George Hammond  
32 ANDERSON ST  
Portland, ME 04111*

~~Spruce Realty, Inc.  
c/o Mr. Arthur Serunian  
451 Baxter Blvd.  
Portland, Maine 04103~~

May 22, 1975

Re: 104 Bell Street, Portland, Maine  
146-H-14

Dear Mr. Serunian:

As owner or agent of the above referred property, you were notified on July 6, 1974 by Certified United States mail receipt #772836 to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on May 20, 1975 by Housing Inspector Bailey and, as a result, you are hereby ordered to correct the violations listed below on or before June 23, 1975.

Sincerely,  
David C. Bittenbender  
Acting Health Director

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

Inspector *R. Bailey*  
R. Bailey

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE SECTION(S)

- |  |    |
|--|----|
| 1. Replace loose and missing putty in third floor windows.                         | 3c |
| 2. Replace rotted section of the carrying beam on rear porch.                      | 3d |
| 3. Repair or replace loose, broken and missing clapboards on rear exterior walls.  | 3a |
| 4. Determine the reason and remedy the condition that causes the rear shed to sag. | 3d |
| <u>First &amp; Second Floor</u>  |    |
| 5. Replace worn linoleum on kitchen floor.   | 3b |
| 6. Replace loose and missing plaster on living room and dining room walls.         | 3b |

ADDITIONAL VIOLATIONS FOUND BY INSPECTOR BAILEY UPON REINSPECTION OF THE PROPERTY MAY 20, 1975

- |   |    |
|---|----|
| 7. Repair or replace the broken, missing siding on front & rear exterior walls. | 3a |
| 8. Replace missing chimney mortar above the roof line.                          | 3a |
| 9. Replace missing mortar on exterior foundation - overall.                     | 3a |
| 10. Repair loose and missing window sashes in cellar window.                    | 3c |
| <u>First &amp; Second Floor</u>   |    |
| 11. Replace missing plaster on front hall wall.                                 | 3a |
| 12. Repair loose sash in right front living room window.                        | 3c |
| 13. Remove peeling paint from right front living room ceiling. 10-16-75         | 3b |
| 14. Remove peeling paint from right rear dining room ceiling. 10-16-75          | 3b |

CONTINUED....

104 Bell Street - continuud

(Additional violations of First & Second Floor-continued)

- |   |    |
|---|----|
| 15. Replace broken plaster on wall of right rear dining room.                                       | 3b |
| 16. Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. | 6d |
| 17. Remove peeling paint from bathroom ceiling.   | 3b |
| 18. Replace missing tiles on kitchen ceiling.   | 3b |
| 19. Replace broken plaster on wall of bathroom.   | 3b |
| 20. Replace broken plaster on ceiling and wall of Third Floor rear bedroom.                         | 3b |

LDN:rl

~~6-30-75 Supplement~~

RR 60-TAd EXTERIOR FR PO SR-3D

10-16-75 R2 BK Bvd FR PO R0-3A

October 29, 1974

Spruce Realty, Inc.  
c/o Mr. Arthur Serunian, J.  
451 Baxter Blvd.  
Portland, Maine 04103

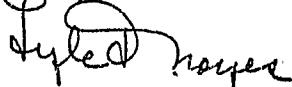
Re: 104 Bell Street  
Portland, Maine 146-H-14

Dear Mr. Serunian:

As owner of the above referred property, you were notified on July 6, 1974 by Certified United States mail receipt #772836 to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing." Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on October 25, 1974, by Housing Inspector Bailey and, as a result, you are hereby ordered to correct the violations listed below on or before November 29, 1974.

Sincerely,



Lyle D. Noyes  
Chief of Housing Inspections

Inspector

  
B. Bailey

LDN:rl

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL  
CODE

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SECTION(S)

1. Replace loose and missing putty in the ~~front~~ ~~second~~ and  
third floor windows. 3c
2. Replace rotted section of the carrying beam on the rear porch. 3d
3. Replace missing support columns on rear porch. 3d

continued ..

104 Bell Street - continued

- 3 4. Repair or replace loose, broken, and missing clapboards on rear exterior walls. 3a
- 4 5. Determine the reason and remedy the condition that causes the rear shed to sag. 3d

First & Second Floor

- 6. Replace worn linoleum on the kitchen floor. 3b
- ~~7. Remove illegal electrical outlet on the kitchen wall. 3c 4-15-1911~~
- 8. Replace loose and missing plaster on the living room and dining room walls. 3b
- ~~9. Replace loose and missing putty in windows of living room, dining room, and kitchen. 3c 4-15-1911~~
- ~~10. Remove peeling paint from ceiling in the second floor left rear bedroom. 3c 4-15-1911~~



LDN/72

NOTICE OF HOUSING CONDITIONS

DU 1

CITY OF PORTLAND  
Health Department - Housing Division  
Telephone 775-5451 - Extension 448

Location: 146-H-14  
104 Bell Street  
Project: General  
Issued: 7/3/74  
Expires: 9/3/74

Spruce Realty, Inc.  
c/o Arthur Serunian, Jr.  
451 Baxter Boulevard  
Portland, Maine 04103

Dear Mr. Serunian:

An examination was made of the premises at 104 Bell Street  
Portland, Maine, by Housing Inspector Swasey. 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 September 3, 1974. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH  
Health Director

Inspector Richard V. Swasey

By John J. Moyses  
Chief of Housing Inspections

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

- |  | Section(s) |
|--|------------|
| 1. Replace loose and missing putty in the first, second and third floor windows.                         | 3-c        |
| 2. Replace loose and missing plaster on the walls of the first and second floor front halls.             | 3-d        |
| *3. Replace rotted section of the carrying beam on the rear porch.                                       | 3-b        |
| *4. Replace missing support columns on rear porch.   | 3-d        |
| 5. Repair or replace loose, broken, and missing clapboards on rear exterior walls.                       | 3-a        |
| 6. Determine the reason and remedy the condition that causes the rear shed to sag.                       | 3-d        |
| <u>First &amp; Second Floor</u>  |            |
| 7. Replace worn linoleum on the kitchen floor.   | 3-b        |
| *8. Remove illegal electrical outlet on the kitchen wall.  | 8-a        |
| 9. Repair loose plaster on the kitchen wall.   | 3-b        |
| 10. Replace loose and missing plaster on the living room and dining room walls.                          | 3-b        |
| 11. Replace loose and missing putty in windows of living room, dining room, and kitchen.                 | 3-b        |
| 12. Replace loose and missing plaster on dining room ceiling.  | 3-c        |
| 13. Replace broken toilet in second floor bathroom.  | 3-c        |
| 14. Determine the reason and remedy the condition that causes the second floor bathroom ceiling to leak. | 6-d        |
| 15. Repair loose sections of the wall in the second floor bathroom.                                      | 3-b        |
| 16. Remove peeling paint from the ceiling in the second floor left rear bedroom.                         | 3-b        |

\* 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.  
/krg



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

June 17, 1994

PORTLAND WEST NEIGHBORHOOD  
155 BRACKETT ST  
PORTLAND ME 04102

Re: 104 Bell St  
CBL: 146- - H-014-001-02  
DU: 4


Dear Sir:

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 X 8697 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 17, 1994

PORTLAND WEST NEIGHBORHOOD  
155 BRACKETT ST  
PORTLAND ME 04102

Re: 104 Bell St  
CBL: 146- - H-014-002-02  
DU: 4

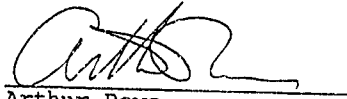
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Sincerely,

  
Arthur Rowe  
Code Enforcement Officer