

280 W. Concord Street 175-C-9

DRG-CTR-3



SHAW-WALZER

#8503-1R

C E R T I F I C A T E
O F
C O M P L I A N C E

CITY OF PORTLAND
Department of Health & Social Services
Housing Inspections Division
Telephone: 775-5451 - Extension 448

June 14, 1976 ✓

Mr. Earl Kinney
72 Rosemont Avenue
Portland, Maine 04103

Re: Premises located at 280 W. Concord Street, Portland, Maine 175-C-9 DC-3

Dear Mr. Kinney:

A re-inspection of the premises noted above was made on June 10, 1976
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 November 6, 1975.

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 June 1981.

Sincerely yours,
David C. Bittaubander
Director
Health & Social Services

Inspector

R. Bailey

By

David C. Bittaubander
Chief of Housing Inspections

MMTB

EX COPY

ADMINISTRATIVE HEARING DECISION

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 448
Mr. Earl Kinney
72 Rosemont Avenue
Portland, Maine 04103

*OK 1-10-76
LDB*

Date January 13, 1976

Re: Premises located at 280 W. Concord Street, Portland, Maine 175-C-9

Dear Mr. Kinney:

You are hereby notified that as a result of a reinspection and your request for additional time

on Jan. 12, 1976, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

XX
Expiration time extended to March 12, 1976 in order to complete the work now in progress to correct the remaining 14 Housing Code violations as listed on the attached copy of the original "Notice of Housing Conditions".

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
Health Director

By _____
Lyle D. Noyes
Chief of Housing Inspections

In Attendance: By Phone
Mrs. Kinney
Robert Bailey, Housing Inspector

RECEIVED

JAN 15 1976

NEIGHBORHOOD
CONSERVATION

Encl. 1
LDN:rl

280 West Concord Street, continued

Second Floor

- 15. Remove peeling paint on ceiling of bathroom. 3b
- 16. Remove illegal cross-connection at the fixture in the bathtub of the bathroom. 6d

LDN:rl

CF

Inspection Services
Samuel P. Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 12, 1994

WENDELL LOIS A
BOX 514
GRAY ME 04039

Re: 280 Concord St W
CBL: 175- - C-009-001-01
DU: 3

Dear Ms. Wendell,

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

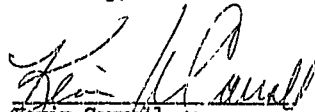
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems.

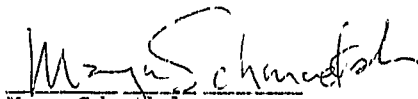
111.30 Int	1st & 2nd floor, Apt 1 & 2	Bathrooms	Cross Connection
111.30 Int	2nd floor, Apt 2	Toilet Tank	Cross Connection

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,


Kevin Carroll
Code Enforcement Officer


Marge Schmitt
Asst. Chief of Inspection Services



CITY OF PORTLAND

September 12, 1994

WENDEL LOIS A.
BOX 684
GRAY ME 04039

Re: 280 Concord St W
REC: 175- - C-009-001-01
DJ: 3

Dear Ms Wendell,

During a recent inspection of the property owned by you at the above referred property, it was noted that smoke detectors were missing on the 1st and 2nd floor dwelling units.

25 MRSA 2464 requires 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,

Kevin Carroll
Code Enforcement Officer

Marge Schmickal
Asst. Chief of Inspection Services

Inspection Services
P Samuel Hoffses
Chief



Planning and Urban Development
Joseph B. Gray Jr.
Director

MAY 29, 1997

CITY OF PORTLAND

WENDELLO'S A
BOX 684
GRAY ME 04039

Re: 280 CONCORD ST WEST
COL: 175 - C-009-001-01
CU: 3

Dear Ms. Wendal,

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

- | | |
|---|--------|
| 1. EXT - OVERALL -
PAINT IS PEELING | 108.10 |
| 2. INT - REAR EXIT -
MAINTAIN A CLEAR PATH OF EGRESS | 116.40 |
| 3. INT - APT #2 - KITCHEN
CEILING HAS WATER STAINS | 108.20 |
| 4. INT - OVERALL -
CONTINUE TO REPLACE FIRE DOORS, AS REQUIRED | 108.20 |

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Amy Powers
Code Enforcement Officer

Tommy Munson
Code Enfc. Offic./ Field Supv.