

49-51 Bolton Street 186-D-10



STAN WALKER
850 318

CERTIFICATE
OF
COMPLIANCE

✓
X

CITY OF PORTLAND

January 30, 1980

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

Mattatall Realty Company
296 Stevens Avenue
Portland, Maine 04103

Re: Premises located at 49-51 Bolton Street, Portland, Maine NCP-LBY 186-D-10

Dear Sir:

A re-inspection of the premises noted above was made on 1/29/80
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 10/1/79.

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 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation And
Inspection Services

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector G. Bartlett
G. Bartlett

dld

NOTICE OF HOUSING CONDITIONS

DU 6

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

Ch.-Bl.-Lot: 186-D-10
Location: 49-51 Bolton Street
Project: NCP-LBY
Issued: 10/1/79
Expired: 1/1/80

Mattatall Realty Company
296 Stevens Avenue
Portland, Maine

Dear Sir:

An examination was made of the premises at 49-51 Bolton Street 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 1/1/80. 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)

- | | |
|--|---------------|
| <u>FIRST FLOOR LEFT</u> | |
| 1. LIVINGROOM WINDOW - repair or replace broken glass. | 3c |
| <u>SECONDFLOOR LEFT</u> | |
| 2. DININGROOM & LEFT REAR BEDROOM CEILING - remove peeling paint. | 3b |
| <u>SECOND FLOOR RIGHT</u> | |
| 3. RIGHT MIDDLE & RIGHT REAR BEDROOM CEILINGS - remove peeling paint. | 3b |
| <u>THIRD FLOOR LEFT</u> | |
| 4. KITCHEN CEILING - remove peeling paint. | 3b |

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.

dld

REINSPECTION RECOMMENDATIONS

LOCATION 49-51 BOSTON ST
PROJECT DCP-LBY
OWNER MATTATALL REALTY CO

INSPECTOR BARTLETT

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>10/1/79</u>	<u>1/1/79</u>				

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

DATE 1/29/80 GB 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 _____

INSPECTOR'S REMARKS: ALL COLLECTED - NO ADD - SEND CoC

INSTRUCTIONS TO INSPECTOR:

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 30, 1991.

Reginald Rouse
24 Wadsworth St
Portland, ME 04102

Re: 49-51 Bolton St (186-D-10)

Dear Mr. Rouse

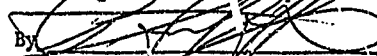
We recently received a complaint and an inspection was made by Code Enforcement Officer Mark Mitchell of the property owned by you at 49-51 Bolton St, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


1. Rear Hallway - Inoperative light
2. Rear Entry Ext - Inoperative light
3. Interior 1st fl/apr #1 - Smoke detector inoperative

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 24 hours to correct

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 
P. Samuel Hoffses
Chief of Inspection Services


Mark Mitchell, Code Enforcement Officer



Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 1, 1991

Reginald Rouse
24 Wadsworth Street
Portland, ME 04103

Re: 49-51 Bolton Street

Dear Mr. Rouse:

We recently received a complaint and an inspection was made by Code Enforcement Officer Mark Mitchell of the property owned by you at 49-51 Bolton Street, 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 July 11, 1991 (or 90 days 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 [Signature]
S. Samuel Hoffses
Chief of Inspection Services

[Signature]
Mark Mitchell, CEO

389 Congress Street • Portland, Maine 04101 • (207) 874-8704



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 1, 1991

Reginald Rouse
24 Wadsworth Street
Portland, ME 04103

Re: Notice to Remove Motor Vehicle or Parts - 49-51 Bolton Street (186-D-010)

Dear Mr. Rouse:

I have been designated by the City Manager to order the removal from your property at 49-51 Bolton Street junked motor vehicles or parts thereof pursuant to §12-79 of the Portland City Code.

You have a period of ten (10) days from the receipt of this order to remove such vehicle or parts. After that date, the City shall have the right to remove that vehicle or parts from your property and dispose of it as it sees fit without any liability whatsoever pursuant to §12-80 of the Portland City Code, which will be at your cost and expense pursuant to §12-81. In addition, whether or not the City elects to use its self-help remedies under §§12-80 and 12-81, you will be liable for a fine of not less than \$50.00 nor more than \$500.00 for each day that such vehicle or parts remain on your property at the expiration of the ten (10) day period.

If you cannot after diligent and good faith efforts achieve the removal of the vehicle or parts within the ten (10) day time period provided herein, you should contact me and arrange for a written extension of that time frame.

Very truly yours,

Mark Mitchell
Code Enforcement Officer

HOUSING INSPECTION REPORT

OWNER: Reginald Rouse

LOCATION: 49-51 Bolton St.(186-D-010)

CODE ENFORCEMENT OFFICER: Mark Mitchell

HOUSING CONDITIONS DATED: 7-1-91

EXPIRES: 7-11-91

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.

<u>DEFECT</u>	<u>CORRECT BY</u>	<u>SEC(S)</u>
1. Rear Yard - Junk Vehicle (see enclosure)	10 days	
2. Rear Entrance - Loose & Broken Treads	10 days	
3. Apt. #3, 3rd Floor Rear Deck - Unsafe	10 days	
4. Apt. #2, Rear Deck - Unsafe	10 days	
5. Basement - Asbestos	90 days	
6. Basement - Improper Grounding Wire Location at Service	10 days	
7. Basement - Combustibles - Wood/Furniture	10 days	

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

February 12, 1993

Coastal Bank
2 City Center
Portland, ME 04101

Meg Company
P.O. Box 3854
Portland, ME 04104

Re 49-51 Bolton St
CBL: 186-D-010
DU: 6

Dear Sir,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the occupied dwelling unit (first floor/right) is hereby declared unfit for human occupancy.

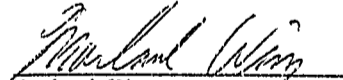
The above mentioned dwelling units are to be vacated, and kept vacant so long as the following conditions continue to exist thereon.

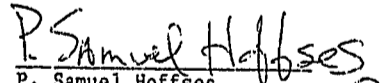
Article v Section 6-120

(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned dwelling unit without the written consent of the Health Officer or his/her agent, certifying that the conditions have been corrected.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 12, 1993

Kenneth Devow
49-51 Bolton St
1st Floor-Right
Portland, ME

Re: 49-51 Bolton St
CBL: 186-D-010
DU: 6

Dear Mr. Devow,

A recent inspection of the dwelling unit that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupation.

The owner, Coastal Bank, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

Marland Wing
Marland Wing
Code Enforcement Officer

P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

February 25, 1993

Coastal Bank
2 City Center
Portland, ME 04101

Meg Company
P.O. Box 3854
Portland, ME 04104

Re: 49-51 Bolton St
CBL #: 186-D-010
DJ: 6

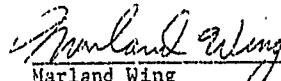
Dear Sir,

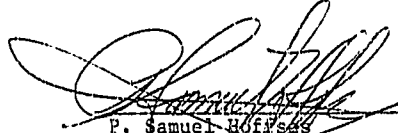
This is to inform you, as owner or agent of the property located at the above referred address, that we have released the dwelling unit (first floor/right) from posting.

Therefore, you may rent this dwelling unit to others or occupy them yourself.

If any additional information is desired, visit or call this office.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

MAY 30, 1996

CITY OF PORTLAND

O'DONOVAN TIMOTHY P
30 LEDGEWOOD DR
FALMOUTH ME 04105

Re: 49-51 BOLTON ST
CBL: 186- - D-010-001-01
DU: 6

Dear Mr. O'Dohovan:

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".

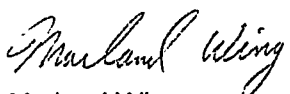
In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within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

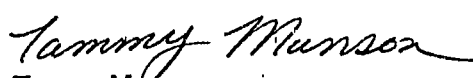
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 49 BOLTON ST
Housing Conditions Date: MAY 30, 1996
Expiration Date: JULY 29, 1996

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 - FRONT -
WALL IS MISSING SIDING | 108.10 |
| 2. EXT - 1ST FLR - FRONT -
WALL IS MISSING LIGHT FIXTURES | 113.50 |
| 3. INT - 1ST FLR - REAR HALL -
WALL HAS A BROKEN LIGHT SWITCH | 113.50 |
| 4. INT - 1ST FLR - REAR HALL -
WALL IS MISSING A SWITCH COVER | 113.50 |
| 5. INT - CELLAR -
STAIRS HAVE BROKEN TREADS | 108.40 |
| 6. INT - 1ST FLR - LEFT - LIVING ROOM
WINDOW HAS BROKEN GLASS | 108.30 |
| 7. INT - 3RD FLR - LEFT - LIVING ROOM
WINDOW HAS BROKEN GLASS | 108.30 |
| 8. INT - 3RD FLR - LEFT - LIVING ROOM
WINDOW HAS LOOSE GLASS | 108.30 |
| 9. INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

MAY 08, 1997

O'DONOVAN TIMOTHY P
30 LEDGEWOOD DR
FALMOUTH ME 04105

Re: 49 BOLTON ST
CBL: 186 - D-010-001-01
DU: 6

Dear Mr. O'Donovan:


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:

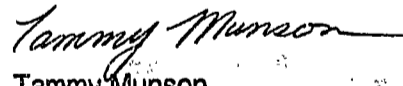
1. EXT - DRIVEWAY - 109.20
THERE IS AN ACCUMULATION OF FURNITURE DEBRIS
2. EXT - DRIVEWAY - 109.20
THERE ARE TWO UNREGISTERED VEHICLES

(#2 is also a violation of Portland Municipal Code, Ch 12, Artc V, Sect 12-79)

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 thirty (30) days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


David Jordan
Code Enforcement Officer


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

October 11, 1997

Timothy P O'Donovan
30 Ledgeood Dr
Falmouth Me 04105

RE: 49 Bolton St
CBL: 186- - D-010-001-01
DU: 6

Dear Mr. O'Donovan

A re-inspection at the above noted property was made on October 11, 1997.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated SEPTEMBER 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,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./Field Supv.

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

December 19, 1997

Timothy P O'Donovan
30 Ledgewood Dr
Falmouth Me 04105

Re: 49 Bolton St
CBL: 186- - D-010-001-01
DU: 6 (*Nbr of Dwelling Units*)

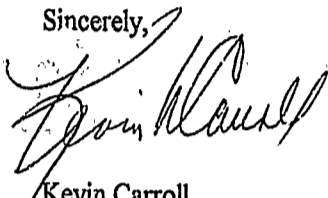
Dear Mr. O'Donovan:

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:

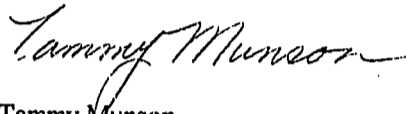
- | | |
|--|--------|
| 1. EXT - FRONT PORCH -
Broken ballusters | 108.40 |
| 2. INT - FRONT HALL -
Broken electrical cover | 108.20 |
| 3. EXT - FRONT HALL -
Window is missing glass | 108.30 |

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 WILL RESULT IN THE MATTER'S BEING FILED WITH THE CITY'S CORPORATION COUNSEL FOR LEGAL ACTIONS.

Sincerely,



Kevin Carroll
Code Enforcement Officer



Tammy Munson
Code enf. Offr./Field Supv.