

155 ALLEN AVENUE



CERTIFICATE OF INSPECTION

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December 19, 1980

City of Portland  
Housing Inspections Division  
Department of Urban Development  
Tel: 775-5451 Ext. 311 - 312

Mr. Everett McDermott  
71 Bradley Street  
Portland, Maine 04102

Re: Premises located at 153-155 Allen Ave., Portland, Me. 436-A-24 GEN.

Dear Mr. McDermott:

An inspection of the above referred premises was recently completed by Housing Inspector Marland Wing.

Although the structure does not meet the minimum standards as described in the Housing Code, it has been determined that no major code deficiencies exist at this time.

Items included on the enclosed list should be corrected as part of your normal maintenance procedures in order to avoid extensive repairs in the future and to prolong the useful life of the building.

Thank you for your cooperation and your efforts to help us maintain decent, safe, and sanitary housing for all Portland residents.

Please do not hesitate to call this office if you have any questions regarding this notice.

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

By Lyle D. Noyes  
Housing Code Administrator

Inspector Marland Wing

Enclosure Marland Wing

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HOUSING INSPECTION REPORT

153-155 Allen Ave., Portland, Me. 436-A-24 GEN. NUHC - 1-3-79  
Certificate of Inspection dated December 19, 1980 continued:

Peeling paint - left exterior trim.

HOUSING INSPECTION REPORT

153-155 Allen Ave., Portland, Me. 436-A-24 GEN. NOHC - 1-3-79  
Certificate of Inspection dated December 19, 1980 continued:

Peeling paint - left exterior trim.

ADMINISTRATIVE HEARING DECISION

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

Date 10/5/79

Mr. Everett McDermott  
71 Bradley Street  
Portland, Maine 04102

Re: Premises located at 153-155 Allen Avenue, Portland, Maine MCP-Gen. 436-A-24

Dear Mr. McDermott:

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

on 10/5/79, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

Expiration time extended to 60 days, in order to complete the work in progress to correct the remaining five (5) housing code violations as shown on attached list,

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.

In Attendance:  
Mrs. McDermott

M. Wing

Very truly yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

3-155 Allen Avenue, Portland, Maine NOHC-1/3/79  
Remaining Housing Code Violations to be corrected within time extension granted on attached  
"Administrative Hearing Decision":

- ~~REPAIR PAINT LEFT TRIM (LEFT ON C OF I)~~
- ~~8-11-1. EXTERIOR TRIM OVERALL - remove loose and peeling paint; make exterior trim weather-~~  
~~tight and watertight; painting or any other suitable means. 3a~~
  - ~~12-18-2. EXTERIOR WALLS RIGHT REAR AND RIGHT REAR - repair or replace the rotted and missing~~  
~~downspouts. 3a~~
  - ~~12-18-3. EXTERIOR WALLS OVERALL - repair or replace broken and missing siding. 3a~~
  - ~~5-7-4. REAR EXTERIOR PORCH - repair or replace the rotted and broken decking. 3a~~
  - ~~5-7-5. REAR EXTERIOR TRIM - repair or replace the rotted fascia board. 3a~~

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NOTICE OF HOUSING CONDITIONS

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

Ch.-Bl.-Lot: 436-A-24  
Location: 153-155 Allen Avenue  
Project: General  
Issued: 1-3-79  
Expired: 3-3-79

Mr. Everett McDermott 774-7710  
71 Bradley Street  
Portland, Maine 04102

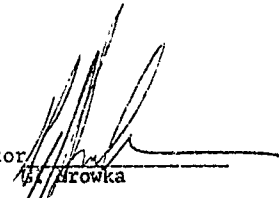
Dear Mr. McDermott:

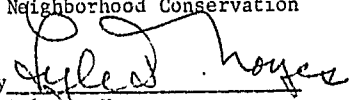
An examination was made of the premises at 153-155 Allen Avenue, Portland, Maine, by Housing Inspector Wrowka. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before March 3, 1979. 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:   
W. Wrowka

By:   
Lyle D. Noyes,  
Chief of Housing Inspections

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

- ~~10-4 1. EXTERIOR CHIMNEYS - right and left - repair or replace the loose and missing mortar. 3-a~~
- ~~10-4 2. EXTERIOR ROOF - overall - repair or replace the worn shingles. 3-a~~
- ~~3. EXTERIOR TRIM - overall - remove loose and peeling paint; make exterior trim weather-tight and watertight by painting or any other suitable means. 3-a~~
- ~~4. EXTERIOR WALLS - right, left and right rear - repair or replace the rotted and missing downspouts. 3-a~~
- ~~5. EXTERIOR WALLS - overall - repair or replace broken and missing siding. 3-a~~
- ~~10-4 6. EXTERIOR FOUNDATION - left, right and rear - repair or replace broken and missing mortar. 3-a~~
- ~~10-4 7. REAR EXTERIOR ROOF - repair or replace rotted and missing gutter. 3-a~~
- ~~8. REAR EXTERIOR PORCH - repair or replace the rotted and broken decking. 3-d~~
- ~~10-4 9. REAR EXTERIOR PORCH - repair or replace broken and missing lattice work. 3-d~~

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.



Date January 3, 1979

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 therefore 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 of not less than \$50.00 nor more than \$100.00, in addition to any 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 24 - 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 \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.

RE: 153-155 Allen Avenue - 436-A-24

Mr. Everett McDermott  
71 Bradley Street  
Portland, Maine 04102

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, Neighborhood Conservation 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 321.

