

105 Monument Street

WALTON
1952

103 Monument St.

Area:
Inspection Date:
Dwelling Units:

Manjoy South
October 8, 1964
2

Owner:

John J. Welch
103 Monument St.
Portland, Maine

DEFECTS REQUIRING CORRECTION

STRUCTURAL

Repair and paint in good order. All dilapidated and hazardous parts of the structure as follows:

- a. Replace the missing hand rail on the rear porch.
- b. Replace the broken window panes in the bedroom and living room of the first floor apartment, rear storm door window, and throughout the structure of the second floor apartment.
- c. Repair or replace the loose, cracked, or missing plaster on the walls and ceiling of the first floor front apartment.
- d. Repair or replace the loose, worn, dilapidated and hazardous treads on the basement stairway.
- e. Repair or replace the missing door knob in the living room of the first floor apartment.

ELECTRICAL EQUIPMENT

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a. Provide adequate illumination to the cellar stairs.
- b. Connect the disconnected ground wire in the cellar.
- c. Repair or replace the toilet fixture in the bath and toilet of the first floor apartment.
- d. Repair or replace the missing pull chain in the bedroom of the first floor apartment.

PLUMBING

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a. Install a safety valve on the hot water tank in the second floor apartment.
- b. Install a lavatory in the bathroom of the second floor apartment.

NUISANCES AND UNSANITARY CONDITIONS

- A. Accomplish a general clean-up of the basement by removing and properly disposing of all litter and debris.

170

MUNJOY SOUTH

Date 10-7-64

Photos yes no

Proj. No. C.I. Ass'rs Zone Zone Viol.

Stories RFM ASUD SAR NSA NA MS ST P Com. Units Reg Units Dw. Units

LOCATION	107 MUMMERT	COMP
OWNER	JOHN P WELCH	PERM
OWNER	SAME	
OWNER		
OWNER		
OWNER		
OWNER		
OWNER		
OWNER		

Occupants	Information	Occupancy	Facilities							Violations					
			LOC.	RENT	FURN.	WK. I.	INS	POP.	ALLD		LGRS	HEAT	BATH	FLSH	K. SK
1. HENRY PINNETTE (2) 10-2	1F	3	1	1	5	3	5	0	SE	Y	L	S	SK		
2. JOHN WELCH OWNER	2F	2	1	1	4	1	5	0	SE	Y	L	S	SK		
3.															
4.															
5.															
6.															
7.															
8.															

STRUCTURE SCHEDULE

STRUCTURE RATING

YARD

RUBBISH & DEBRIS

CONTAINERS COMPLY

DRAINAGE

ZONE VIOL.

STRUCTURE EXTERIOR

STEPS, STAIRS, PORCHES RAIL MISSING REAR

FOUNDATION

WALLS

WINDOWS, DOORS CRACKED THROUGH

ROOF, DRAINS

OUT BUILDINGS

INFESTATION

RATS OR DO E

OTHER (SPECIFY)

EGRESS

DOOR YES NO

OBST'

STRUCTURE INTERIOR

WALL, OBST'

WALL, LIGHTING

WALL, FLOOR WALLS/CEILING 1ST FLOOR FRONT CRACKED

STAIRWAYS

WINDOWS, AIRSHAFF

ELECT. WIRING

HEATING CENTRAL YES: NO:

STACKS, FLUES, VENTS

CHIMNEY

EQUIPMENT, REPAIR

PLUMBING

SUPPLY LINE

WASTE LINE

BASEMENT

GEN'L DAMP'N SLUTTERED - FIRE HAZARD

DAMPNESS - RI - O

STAIRS UNEVEN & WORN TREADS

LIGHTING ROUND WIRE NOT CONNECTED

BASE DWL. UNIT

MIN 7' - 3"

DAMPNESS RI O

WINDOW 1/12 X 8"

DOOR EGRESS YES: NO

PROHIBITED COMB'M USE

ASSOC. USE HAZARD

HAZARDOUS VET FS

Remarks

CELLAR STAIRS NOT ILLUMINATED

STORM DOOR WINDOW BROKEN REAR

UNUSED OPEN TOILET BOWL IN CELLAR

ATTIC ROOMS NOT IN USE

Inspector 10/7/64

Portland Health Dept. CS-8

Photos yes no
 Proj. No.

Date 10/3/64

CROWDING	LOCATION 103 MONUMENT	COMP.
SANIT.	D.U. LOC. 1ST FLOOR	PEND.
INFEST.	OCCUPY	
BASE D.U.	OWNER	
DET'N	AGENT	
	ADDRESS	YES

DWELLING UNIT SCHEDULE

Occupants	Information	Occupancy	Facilities				Violations									
			LOC.	RENT	FURN.	WK. I.		RMS	PER.	ALL'D	LGRS	HEAT	BATH	FLSH	K. SK	H.W.
HENRY PINNETTE (2) 18 2	VF 1/2	2	5	3	4	2	2	2	2	2	2	2	2	2	2	2
2.																
3.																
4.																

	KITCHEN	BATH	TOILET	DINING	BED	BED	LIVING	BED	BED	OTHER	TOTAL
OVERCROWDING 65' x 7'	<	<	<	<	<	<	<				
50 SLEEP'G											
VENTILATION 1/12 x 1/2											
LIGHTING WIRING		1	1				2				
DET'N WALLS											
CEILING								3	3		
WINDOWS											
DOORS									4		
FLOORS											

Remarks
 1) TAPED FIXTURE
 2) PULL CHAIN MISSING
 3) CRACKED & BROKEN
 4) KNOBS MISSING

KITCHEN SINK & WATER
 FIRE
 SUPPLY & WASTE
 PLUG. GEN'L
HEATING
 STAKES, FLUES, VENTS
 CHIMNEYS VENTED, REP'D
BATHING FACILITIES
 SHARED MAX. 4 DU
 TUB U. 1 PER 15
 SH. 7' STUB MT.
 VENT'LN
 PROPER ACCESS
 PLB'G
 SANIT'N
TOILET FACILITIES
 SHARED MAX. 2 DU
 TUB U. FLSH & LAV 1 PER 10
 VENT'LN
 PROPER ACCESS
 PLB'G
 SANIT'N
INFESTATION
 RATS A: O: E
 OTHER (SPECIFY)
EGRESS
 DUAL YES NO
 OBST'N

Portland Health Dept.
 CS-7

Inspector T. Joyce

Photos yes no
 Proj. No.

MUNICIPALITY Date 10-8-64

CODING	1	LOCATION	103 MONTGOMERY ST	COMP.
NAME		D.U. LOC.	2ND FLOR	PEND.
INFEST.		OCCUPY	OWNER	
BASE D.U.		OWNER		VTS 1
DET'N		AGENT		
		ADDRESS		

DWELLING UNIT SCHEDULE

Occupants	Information	Occupancy	Facilities				Violations					
			BATH	FLSH	K.SK	H.B. CK'G						
	LOC. RENT	FURN.	WK. I.	RMS	PER.	ALL'D LGRS	HEAT	BATH	FLSH	K.SK	H.B. CK'G	
John P. Vylch	2F			5	1	5						

	KITCHEN	BATH	TOILET	DINING	660	BED	RED	BED	BED	OTHER	TOTAL
OVERCROWDING 65' - 7'											
50 SLEEP'G											
VENTILATION 1/12 x 1/2											
LIGHTING											
DET'N FALLS											
CEILING											
WINDOWS	1	1	1	1							
DOORS											
FLOORS											

Remarks: 1) windows broken and cracked through

NO SAFETY VALVE ON HOT WATER TANK

- KITCHEN SINK & WATER
- SINK
- SUPPLY & WASTE
- PLUG. GEN'L
- HEATING
- STACES. FLUES. VENTS
- HT'GS VENTED. REPR
- BATHING FACILITIES
- SHARED MAX. 4DU
- SHG U. 1 PER 15
- MIN. 7' STD H'T.
- VENT'LN
- PROPER ACCESS
- PLB'G XIC LABORATORY
- SANIT'N
- TOILET FACILITIES
- SHARED MAX. 2 DU
- SHG U FLSH & LAV 1 PER 10
- VENT'LN
- PROPER ACCESS
- PLB'G
- SANIT'N
- INFESTATION
- RATS B. O. C.
- OTHER (SPECIFY)
- EGRESS
- EQUAL YES NO
- REBT'N

Portland Health Dept.
CS-7

Inspector: T. J. ...

Howard U. Heller, Executive Director
Portland Renewal Authority
Gordon E. Martin, Housing Supervisor
103 Monument Street

OK
January 25, 1967
DATE

On January 25, 1967, we completed an inspection of the property
at 103 Monument Street. The owner has complied with the orders; and as
of the date of the inspection, the property has become standard.

GEM:pvj

cc: William P. Cassidy, Project Director



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 13, 1989

John P. Welch
103 Monument Street
Portland, ME 04101

Re: 103 Monument St. - 17-C-14
First Floor - Fire Damaged

Dear Mr. Welch:

As owner or agent of the property located at 103 Monument St., 1st. Fl.,
Portland, Maine, you are hereby notified that as the result of a recent (~~inspection~~
~~fire~~), the vacant ~~structure~~ is hereby declared unfit for human occupancy.

First Floor

The above mentioned structure is to be kept vacant so long as the following condi-
tions continue to exist thereon:

Article V - 120 - (2) Properties which lack plumbing, ventilating, lighting
and heating facilities or equipment adequate to protect
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
without the written consent of the Health Officer or his agent, certifying that the
conditions have been corrected.

You are also hereby ordered to make the above mentioned ~~property~~ ^{apartment} safe and secure so
that no danger to life or property or fire hazard shall exist thereon. This can be
accomplished by boarding up doors and windows and other openings at all levels of
the ~~structure~~ ^{apartment}. You are ordered to do this on or before immediately
or we will have no choice but to refer this matter to the Corporation Counsel for
legal action as the law allows.

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

By _____
P. Samuel Hoffses,
Chief of Inspection Services

Burton MacIsaac (6),
Code Enforcement Officer



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 23, 1989

John P. Welch
103 Monument Street
Portland, Maine 04101

101-
Re: 103 Monument St. 17-C-14
Second Floor

Dear Mr. Welch:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 103 Monument St., 2nd. Floor, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Missing window panes. 6-108

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 March 5, 1989.

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 Hattises
Chief of Inspection Services

Burton MacIsaac (1)
Code Enforcement Officer

jnr

C. M. F.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 23, 1989

John Welch
103 Monument Street
Portland, ME 04101

*c/o Charles Carol Rickett
Capeley assets - base
485 Camb. av. - daughter
city 04101*

Temporary

Re: 103 Monument St. - 2nd. & 3rd. Floor Dwelling

Dear Mr. Welch:

As owner or agent of the property located at 103 Monument Street, Portland, Maine, you are hereby notified that as the result of a recent (inspection ~~XX~~ ~~XX~~), the 2nd. & 3rd. Floor Dwelling (is ~~XXXXXX~~) hereby declared unfit for human occupancy.

You must take immediate steps to vacate the 2nd. & 3rd. Floor dwelling occupied by Ernestino Chabot.

and (it or they) is ~~xxxx~~ to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than April 1, 1989.

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary and 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 without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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

Burton MacIsaac
Code Enforcement Officer - Burton MacIsaac

[Signature]

jmr

C M.F.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 23, 1989

Ernestine Chabot
103 Monument Street
Portland, ME 04101

Re: 103 Monument St. - 2nd. & 3rd. Floor
Dwelling

Dear Ms. Chabot:

A recent inspection by Code Enforcement Officer Burton MacIsaac of the 2nd & 3rd. Fl. Dwelling 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 habitation.

The owner/agent, John Welch has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

By _____
P. Samuel Hoffses
Chief of Inspection Services

Burton MacIsaac
Code Enforcement Officer - Burton MacIsaac

jmr

3-22-89

John Welch
103 Monument St.
Pt. St. 04101

103 Monument 17-C-14
2nd & Third floor Dwelling

POST AGAINST OCCUPANCY
Article V, Chapter ~~6-120 (3)~~
Vacate Notice to:
Ernestine Chabot
103 Monument St.

Burt

1st fl. posted
previously
while bldg. now
posted

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 21, 1996

HORAN RICHARD J JR
164 WOODLANDS DR
FALMOUTH ME 04105

Re: 103 MONUMENT ST
CBL: 017 - - C-014-001-01
DU: 3

Dear Mr. Horan:

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 - CHIMNEY - 108.50
MORTAR IS MISSING

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,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offc./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 21, 1996

HORAN RICHARD J JR
164 WOODLANDS DR
FALMOUTH ME 04105

Re: 103 MONUMENT ST
CBL: 017--C-014-001-01
DU: 3

Dear Mr. Horan:

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

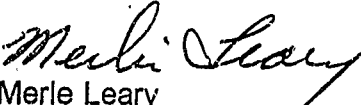
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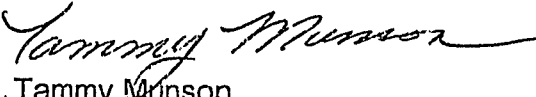
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Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc.Offc./ Field Supv.