

75-77 Danforth Street

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. Richard Harris
25 Jackson Street
Portland, Maine 04103

DU 17

CH. 40 BLK A LOT 17, 18
Location: 75-77 Danfort

Project: NCP-WE
Issued: July 20, 1983
Expires: Oct. 20, 1983

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 75-77 Danforth St., Portland, Me. by Code Enforcement Officer Marge Schmuckal. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before October 20, 1983. 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 re-inspection 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 order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

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

By Lyle D. Noyes
Lyle D. Noyes
Inspections Services Division

M. Schmuckal

Code Enforcement Officer - M. Schmuckal -3)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris
 CODE ENFORCEMENT OFFICER: Marge Schmuckal
 75-77 Danforth Street, PORTLAND, MAINE, 40-A-17, 18, WE, NOTICE OF
 HOUSING CONDITIONS DATED July 20, 1983, EXPIRES October 20, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF CHAPTER 307 OF THE MUNICIPAL CODES, "MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	Sec.(s)
1. EXTERIOR OVERALL - wall - missing mortar.	3-a
2. FIRST FLOOR LEFT MIDDLE - wall - buckled brickwork.	3-a
3. FIRST FLOOR RIGHT FRONT - porch - broken and rotten decking.	3-d
4. FIRST FLOOR RIGHT FRONT - porch - broken and worn stairs.	3-d
5. Overall - windows - worn exterior sills.	3-c
6. OVERALL ROOF - broken and missing eaves.	3-a
7. OVERALL - roof - broken gutters.	3-a
8. OVERALL ROOF DRAINS - broken and missing.	3-a
9. THIRD FLOOR RIGHT FRONT HALL - ceiling - inoperative lighting.	8
10. FIRST, SECOND & THIRD THROUGHOUT - hall wall - broken and missing plaster.	3-b
11. FIRST, SECOND & THIRD THROUGHOUT - hall ceiling - broken and missing plaster.	3-b
12. ROOF - missing chimney mortar.	3-e
13. LEFT FRONT - porch - broken hand rail.	3-d
14. LEFT FRONT PORCH - roof - leaking gutter.	3-d
15. LEFT FRONT PORCH - floor - broken roof decking.	3-d
16. LEFT FRONT PORCH - floor - loose trim board.	3-d
17. EXTERIOR LEFT AND RIGHT - wall - missing moulding.	3-a
18. Third floor right front hall - stairs - loose handrail.	3-d
19. REAR AND MIDDLE CELLAR - wall - missing mortar.	3-a
20. LEFT MIDDLE CELLAR - wall - missing mortar.	3-a
21. RIGHT MIDDLE AND RIGHT REAR CELLAR - window - broken glass.	3-c
22. REAR SHED - roof - loose and broken board.	3-a
23. SECOND AND THIRD FLOOR REAR - porch - loose and broken railings.	3-d
24. SECOND AND THIRD FLOOR REAR - porch - loose and missing balusters.	3-d

FIRST FLOOR RIGHT REAR DWELLING UNIT
 Not available at time of inspection.

<u>FIRST FLOOR RIGHT MIDDLE DWELLING UNIT</u>	
25. KITCHEN - ceiling - leaking and broken plaster.	3-b
26. KITCHEN - window - worn sash and frames.	3-c
27. LIVING ROOM - ceiling - broken ceiling tiles.	3-b
28. LIVING ROOM - ceiling - worn sash and frames.	3-c
29. BATHROOM - ceiling - broken plaster.	3-b
30. BATHROOM - ceiling - inoperative light fixture.	8-b

<u>FIRST FLOOR RIGHT FRONT DWELLING UNIT</u>	
31. BATHROOM - ceiling - missing ceiling tile.	3-b

<u>FIRST FLOOR LEFT FRONT DWELLING UNIT</u>	
32. KITCHEN - floor - worn.	3-b
33. LIVING ROOM - ceiling - broken ceiling tiles.	3-b

Continued:

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris
CODE ENFORCEMENT OFFICER: Marge Schmuckal
75-77 Danforth Street, PORTLAND, MAINE, 40-A-17, 18 WE
HOUSING CONDITIONS DATED Jul, 20, 1983, EXPIRES October 20, 1983, NOTICE OF

ITEMS LISTED BELOW ARE IN VIOLATION OF CHAPTER 307 OF THE MUNICIPAL CODES. "MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

Continued:

Sec.(s)

FIRST FLOOR LEFT REAR DWELLING UNIT

Not available at time of inspection.

SECOND FLOOR RIGHT REAR DWELLING UNIT

- 34. KITCHEN - ceiling - leaking and broken plaster. 3-b
- 35. LIVING ROOM - ceiling - broken plaster. 3-b
- 36. LIVING ROOM - wall - broken plaster. 3-b
- 37. BATHROOM - floor - damaged floor. 3-b

SECOND FLOOR RIGHT MIDDLE DWELLING UNIT

- 38. KITCHEN - floor - damaged. 3-b
- 39. LIVING ROOM - ceiling - broken ceiling tiles. 3-b

SECOND FLOOR RIGHT FRONT DWELLING UNIT

- 40. BATHROOM - ceiling - missing ceiling tile. 3-b

SECOND FLOOR LEFT FRONT MIDDLE DWELLING UNIT

- 41. BATHROOM - inoperative hot and cold water supply. 6-c

SECOND FLOOR LEFT MIDDLE REAR

- 42. LIVING ROOM - ceiling - broken plaster. 3-b
- 43. LIVING ROOM - wall - broken plaster. 3-c
- 44. LIVING ROOM - window - broken glass. 3-c
- 45. LIVING ROOM - door - broken panel. 3-b
- *46. BATHROOM - missing 3-piece bathroom consisting of lavatory, flush toilet, and bathtub or shower. 6-a

SECOND FLOOR LEFT REAR DWELLING UNIT

- 47. LIVING ROOM - ceiling - loose ceiling tiles. 3-b
- 48. BATHROOM - ceiling - broken plaster. 3-b

THIRD FLOOR RIGHT REAR DWELLING UNIT

- 49. BATHROOM - ceiling - loose plaster. 3-b
- 50. BATHROOM - floor - buckled. 3-b
- 51. FRONT BEDROOM - ceiling - loose plaster. 3-b

THIRD FLOOR RIGHT FRONT

- 52. KITCHEN - ceiling - loose plaster. 3-b
- 53. KITCHEN - wall - loose plaster. 3-b
- 54. LIVING ROOM - ceiling - broken plaster. 3-b
- 55. BATHROOM - ceiling - broken plaster. 3-b

Continued:

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris
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75-77 Danforth Street, PORTLAND, MAINE, 40-A-17, 18 WE, NOTICE OF
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Continued:

Sec. (s)

THIRD FLOOR LEFT REAR DWELLING UNIT

56. BATHROOM - ceiling - broken plaster.

3-b

57. BATHROOM - wall - broken plaster.

3-b

THIRD FLOOR LEFT FRONT DWELLING UNIT

58. LIVING ROOM - ceiling - leaking and broken plaster.

3-b

59. BATHROOM - door - broken latch assembly.

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.

NOTE: At the time of the survey, we were unable to gain access to the First Floor Right Rear, First Floor Left Rear Apartments. We suggest that if there are any conditions which need correcting in these apartments, that you make the repairs while doing the work on the rest of the structure.

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4. FIRST FLOOR RIGHT FRONT - porch - broken and worn stairs.	3-d
5. Overall - windows - worn exterior sills.	3-c
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7. OVERALL - roof - broken gutters.	3-a
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not available at time of inspection.	
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31. BATHROOM - ceiling - missing ceiling tile.	3-b
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32. KITCHEN - floor - worn.	3-b
33. LIVING ROOM - ceiling - broken ceiling tiles.	3-b

Continued:

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris
CODE ENFORCEMENT OFFICER: Marge Schmuckal
75-77 Danforth Street, PORTLAND, MAINE, 40-A-17, 18 WE
HOUSING CONDITION; DATED July 20, 1983, EXPIRES October 20, 1983, NOTICE OF

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- 38. KITCHEN - floor - damaged. 3-b
- 39. LIVING ROOM - ceiling - broken ceiling tiles. 3-b

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- 40. BATHROOM - ceiling - missing ceiling tile. 3-b

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- 41. BATHROOM - inoperative hot and cold water supply. 6-c

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- 44. LIVING ROOM - window - broken glass. 3-c
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OWNER: Mr. Richard Harris
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75-77 Danforth Street
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Sec. (s)

THIRD FLOOR LEFT REAR DWELLING UNIT

56. BATHROOM - ceiling - broken plaster.

3-b

57. BATHROOM - wall - broken plaster.

3-b

THIRD FLOOR LEFT FRONT DWELLING UNIT

58. LIVING ROOM - ceiling - leaking and broken plaster.

3-b

59. BATHROOM - door - broken latch assembly.

3-b

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NOTE: At the time of the survey, we were unable to gain access to the First Floor Right Rear, First Floor Left Rear Apartments. We suggest that if there are any conditions which need correcting in these apartments, that you make the repairs while doing the work on the rest of the structure.

Housing Inspection Division

City of Portland

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name Schwartz H

2) Insp. Date: 7-5-83 3) Insp. Type: FE 4) Proj. Code: WE 5) Assr's: Chart: 40 6) Bl. 7) Lot: A 1718 8) Census: Tract 9) Blk. 10) Insp. 11) Form No.
 12) House No. 75-77 13) Sec. H. No. 14) Suff. 15) Direct 16) Street Name: DANFORTH 17) St. Design: Street
 18) Owner or Agent: RICHARD HARRIS 19) Status: ABO 20) Bldg's Rat. 3
 21) Address: 25 JACKSON ST Zip Code: 04103

22) City and State: PORTLAND

23) D. Units: 7 24) Occ. D. U. s: 15 25) Rm. Units: 26) Occ. R. U. s 27) No. Occupants: 28) Com'l U. 29) Bldg. Type: SD 30) Stories: 3 31) Const. Mat. BRICK 32) Obs.
 33) C.H. NO 34) Photo 35) Zoned Pct 36) Actual Land Use 37) D.D. 38) Lbs. Ad. Bth. Fac. (Yes) 39) Disp. 40) Closing Date

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		MI	MORTAR	1st	OA	WA		3a	
2		BU	BRICKWORK	1st	LEM	WA		3a	
3		BR/RO	Decking	1st	REF	PO		3d	
4		BR/wo	STAIRS	1st	REF	PO		3d	
5		wo	EXTENS SILLS		OA	WI		3c	
6		BR/MI	EAVES		OA	RO		3a	
7		BR	GUTTERS		OA	RO		3a	
8		BR/MI	ROOF DRAINS		OA			3a	
9		IN	Lighting	3rd	REF	HA	CL	8	
10		BR/MI	PLASTER	1st 2nd 3rd	TO	HA	WA	3b	
11		BR/MI	PLASTER	1st 2nd 3rd			CL	3b	
12		MI	Chimney MORTAR				RO	3e	
13		BR	HAND RAIL		LEF	PO		3d	
14		LE	Gutter		LEF	PO	RO	3d	

City of Portland

992 continued
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name Schmidt

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Bk.	10) Insp.	11) Form No.
12) House No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name <u>DANFORTH</u>				17) St. Design. <u>STREET</u>	
18) Owner or Agent:								19) Status	20) Bldg's Rat.
21) Address:								Zip Code:	
22) City and State:									
23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mat.	32) U. Bs
33) C.H.	34) Photo	35) Zoned For	36) Actual Use	37) D.D.	38) Lks. Ad. Ben. Fac	39) Disp.	40) Closing Date		

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Room	Area	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
15		BR/RO	Decking		REF	PO	FL	3d	
16		LO	TRIM BOARD		REF	PO	FL	3d	
17		MI	moulding		REF	RI	WA	3a	
18		LO	HANDRAIL	3RD	REF	HA	SR	3d	
19		MI	mortar		REF	CE	WA	3a	
20		MI	mortar		REF	CE	WA	3a	
21		BR	GLASS		REF	CE	WI	3c	
22		LO/BR	BOARD		REF	Shed	PO	3a	
23		LO/BR	Railings	2ND	REF	PO		3d	
24		LO/MT	balusters	2ND	REF	PO		3d	

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

7-15-83

INSP

FORM NO.

TENANTS NAME

TANGWAY

FLR.#

LOCATION

Rm. TP.

#RMS.

#PEO.

#AL'D

SLRRM.

Child Un. 10

Child 1-6

+ Lead Survey - Results

Rent

Rent code

Furn

Hot Water

Dual Ecgs.

Ck'ng.

Hea:

Lav.

Bath

Flush

KITCHEN

- () Plaster - L, C, M, - Ceiling/Walls 3(b)
- () Windows - loose, broken glass, glaze 3(c)
- () Sash/Frames - broken, missing, worn 3(c)
- () Floor - loose, worn, dam., buckled 3(b)
- () Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
- () Counter/Stor. Space Yes No 6(d)
- () Sink - chipped, cracked, leaks 3(e)
- () Range - improper stack, flue, vent - 6(c)
- () Refrigerator Space Yes No 6(c)
- () Plumbing (a) 6(a) Water Supply Hot Cold 6(c)
- () Electrical (a)
- () Sanitation (a)

CODE

BATHROOM

- () Plaster - L, C, M - Ceiling/Walls 3(b)
- () Window - loose, broken glass, glaze 3(c)
- () Sash/Frames - broken, missing, worn 3(c)
- () Floor - loose, worn, dam., buckled 3(b)
- () Door - knob/lk - missing - Panels/Frames dam. 3(b)
- () Toilet - knob - brkn, loose, leaks, Seat, l'se crkd. 6(d)
- () Lavatory - chipped, crkd, leaks, trap leaks 6(d)
- () Bath/Shower - leaks cross connection 6(d)
- () Ventilation Yes No 7
- () Plumbing (b) 6(a) Water Supply Hot Cold 6(c)
- () Electrical (b)
- () Sanitation (b)

CODE

LIVING ROOM

- () Plaster - L, C, M, - Ceiling/Walls 3(b)
- () Windows - loose, broken, glaze 3(c)
- () Sash/Frames - broken, missing, worn 3(c)
- () Floor - loose, worn, damaged 3(b)
- () Door - knob/lk - missing - Panels/Frames dam. 3(b)
- () Electrical (c)
- () Sanitation (c)

CODE

DINING ROOM

- () Plaster - L, C, M - Ceiling/Walls 3(b)
- () Windows - loose, broken, glaze 3(c)
- () Sash/Frames - broken, missing, worn 3(c)
- () Floor - loose, worn, damaged 3(b)
- () Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)
- () Electrical (d)
- () Sanitation (d)

CODE

Bedrooms and/or other rooms

UNABLE TO GET INTO UNIT
 HANDS OF TENANT IS ON
 KEYS & TENANT IS ON

- () Plaster - L, C, M - Ceiling/Walls 3(b)
- () Windows - Loose, broken, glaze 3(c)
- () Sash/Frames - broken, missing, worn 3(c)
- () Floors - loose, worn, damaged 3(b)
- () Door - knobs/lk - missing - Panels/Frames dam. 3(b)
- () Electrical (e)
- () Sanitation (e)
- () Clothes Closet Yes No

Code

Plumbing

Electrical

Sanitation - Vermin O R

REMARKS:

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

7 - 5 - 83

2) INSP.

3) FORM NO.

4) TENANT'S NAME

KING

5) Flr. #

6) Location

7) Rmg. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. Rms.

1st

RIF

D4

2

1

12) Child Under 10

13) Child 1-6

14) Child 7-12

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

250

MO

GFP

PL

PB

PF

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

31

MI

CEILING TILE

BA

CL

3b

City of Portland

DWELLING UNIT SCHEDULE #77

Housing Inspection Division

INSP DATE

7-5-83

INSP FORM NO.

TENANTS NAME

ZELMA

FLR.# LOCATION RMG.TP. #RMS. #PEO. #ALL'D SLRRM.

1A 1A2 DU 2 1

Child Un.10 Child 1-6 + Lead Survey - Results Rent Rent Code Furn Hot Water Dual Egrs. Ck'ng. Heat Lav. Bath Flush

PL PB PF

KITCHEN
() Plaster - L, C, M, - Ceiling/Walls 3(b)
() Windows - loose, broken glass, glaze 3(c)
() Sash/Frames - broken, missing, worn 3(c)
() Floor - loose, worn, dam., buckled 3(b)
() Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
() Counter/Stor. Space Yes No -
() Sink - chipped, cracked, leaks 6(d)
() Range - improper stack, flue, vent 3(e)
() Refrigerator Space Yes No -
() Plumbing (a) 6(a) Water Supply Hot Cold 6(c)
() Electrical (a)
() Sanitation (a)

BATHROOM
() Plaster - L, C, M - Ceiling/Walls 3(b)
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() Bathtub/Shower - leaks cross connection 7
() Ventilation Yes No -
() Plumbing (b) 6(a) Water Supply Hot Cold 6(c)
() Electrical (b)
() Sanitation (b)

LIVING ROOM
() Plaster - L, C, M, - Ceiling/Walls 3(b)
() Windows - loose, broken, glaze 3(c)
() Sash/Frames - broken, missing, worn 3(c)
() Floor - loose, worn, damaged 3(b)
() Door - knob/lk - missing - Panels/Frames dam. 3(b)
() Electrical (d)
() Sanitation (c)

DINING ROOM
() Plaster - L, C, M - Ceiling/Walls 3(b)
() Windows - loose, broken, glaze 3(c)
() Sash/Frames - broken, missing, worn 3(c)
() Floor - loose, worn, damaged 3(b)
() Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)
() Electrical (d)
() Sanitation (d)

Bedrooms and/or other rooms

() Plaster - L, C, M - Ceiling/Walls 3(b)
() Windows - Loose, broken, glaze 3(c)
() Sash/Frames - broken, missing, worn 3(c)
() Floors - loose, worn, damaged 3(b)
() Door - knobs/lk - missing - Panels/Frames dam. 3(b)
() Electrical (e)
() Sanitation (e)
() Clothes Closet Yes No

Plumbing Electrical Sanitation - Vermin O R

REMARKS:

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

7-5-83

INSP

FORM NO.

FLR.#	LOCATION	RMG.TP.	#RMS.	#PEO.	#ALL'D	SLRRM.
1	REAR DU					

TENANTS NAME

JACAW

Child Un.10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ing.	Heat	Lav.	Bath	Flush

KITCHEN	CODE	BATHROOM	CODE
() Plaster - L, C, M, - Ceiling/Walls	3(b)	() Plaster - L, C, M - Ceiling/Walls	3(b)
() Windows - loose, broken glass, glaze	3(c)	() Window - loose, broken glass, glaze	3(c)
() Sash/Frames - broken, missing, worn	3(c)	() Sash/Frames - broken, missing, worn	3(c)
() Floor - loose, worn, dam., buckled	3(b)	() Floor - loose, worn, dam., buckled	3(b)
() Doors - Knob/lk - missing - Panels/Frames dam.	3(b)	() Door - knob/lk - missing - Panels/Frames dam.	3(b)
() Counter/Stor. Space Yes ___ No ___	-	() Toilet - sink - brkn, loose, leaks, Seat, l'se crkd.	6(d)
() Sink - chipped, cracked, leaks	6(d)	() Lavatory - chipped, crkd, leaks, trap leaks	6(d)
() Range - improper stack, flue, vent	3(e)	() Bathtub/Shower - leaks cross connection	6(d)
() Refrigerator Space Yes ___ No ___	-	() Ventilation Yes ___ No ___	7
() Plumbing (a) 6(a) Water Supply Hot ___ Cold ___	6(c)	() Plumbing (b) 6(a) Water Supply Hot ___ Cold ___	6(c)
() Electrical (a)		() Electrical (b)	
() Sanitation (a)		() Sanitation (b)	

LIVING ROOM	CODE	DINING ROOM	CODE
() Plaster - L, C, M, - Ceiling/Walls	3(b)	() Plaster - L, C, M - Ceiling/Walls	3(b)
() Windows - loose, broken, glaze	3(c)	() Windows - loose, broken, glaze	3(c)
() Sash/Frames - broken, missing, worn	3(c)	() Sash/Frames - broken, missing, worn	3(c)
() Floor - loose, worn, damaged	3(b)	() Floor - loose, worn, damaged	3(b)
() Door - knob/lk - missing - Panels/Frames dam.	3(b)	() Doors - Knobs/lk - missing, Panels/Frames dam.	3(b)
() Electrical (c)		() Electrical (d)	
() Sanitation (c)		() Sanitation (d)	

Bedrooms and/or other rooms	Code
() Plaster - L, C, M - Ceiling/Walls	3(b)
() Windows - Loose, broken, glaze	3(c)
() Sash/Frames - broken, missing, worn	3(c)
() Floors - loose, worn, damaged	3(b)
() Door - knobs/lk - missing - Panels/Frames dam.	3(b)
() Electrical (e)	
() Sanitation (e)	
() Clothes Closet Yes ___ No ___	

Could NOT GAIN ENTRANCE
OWNER DID NOT HAVE
ACCESS

Plumbing	Electrical	Sanitation - Vermin O R
----------	------------	-------------------------

REMARKS:

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

7-5-83

4) TENANT'S NAME

5) Flr. #

6) Location

7) Rmg. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Slip. Rms.

TEABALL

2ND

RIR

DY

2

1

1

12) Child Under 10

13) Child 1-6

14) [blank]

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

34

BR

PLASTER

[blank]

KI

CL

[blank]

3b

[blank]

?

BR

Refrigerator

[blank]

KI

[blank]

[blank]

[blank]

[blank]

35

BR

PLASTER

[blank]

LI

CL

[blank]

3b

[blank]

36

BR

PLASTER

[blank]

LI

WA

[blank]

3b

[blank]

37

Damaged

FLOOR

[blank]

BA

FL

[blank]

3b

[blank]

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

7-5-83

2) INSP.

3) FORM NO.

4) TENANT'S NAME

CASTOPER

5) Flr.#

2ND

6) Location

RIF

7) Rmg. Tp.

DA

8) #Rms.

1

9) #Peo.

1

10) #All'd

11) Slp. Rms.

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

40

MI

Ceiling tiles

BA

CL

3b

PL

PB

P =

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

77 side

INSP DATE

7-5-83

#9

INSP

FORM NO.

TENANTS NAME

MASINS

FLR.# ILL. ION RMG.TP. #RMS. #PEO. #ALL'D SLPRM.

2nd Floor DU 1 BATH

Child Un.10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush
									Gas	FL	PB	PF

- KITCHEN**
- () Plaster - L, C, M, - Ceiling/Walls 3(b)
 - () Windows - loose, broken glass, glaze 3(c)
 - () Sash/Frames - broken, missing, worn 3(c)
 - () Floor - loose, worn, dam., buckled 3(b)
 - () Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
 - () Counter/Stor. Space Yes No
 - () Sink - chipped, cracked, leaks 6(d)
 - () Range - improper stack, flue, vent 3(e)
 - () Refrigerator Space Yes No
 - () Plumbing (a) 6(a) Water Supply Hot Cold 6(c)
 - () Electrical (a)
 - () Sanitation (a)

- BATHROOM**
- () Plaster - L, C, M - Ceiling/Walls 3(b)
 - () Window - loose, broken glass, glaze 3(c)
 - () Sash/Frames - broken, missing, worn 3(c)
 - () Floor - loose, worn, dam., buckled 3(b)
 - () Door - knob/lk - missing - Panels/Frames dam. 3(b)
 - () Toilet - k - brkn, loose, leaks, Seat, l'se crkd. 6(d)
 - () Lavatory - chipped, crkd, leaks, trap leaks 6(d)
 - () Bathtub/Shower - leaks cross connection 6(d)
 - () Ventilation Yes No 7
 - () Plumbing (b) 6(a) Water Supply Hot Cold 6(c)
 - () Electrical (b)
 - () Sanitation (b)

- LIVING ROOM**
- () Plaster - L, C, M, - Ceiling/Walls 3(b)
 - () Windows - loose, broken, glaze 3(c)
 - () Sash/Frames - broken, missing, worn 3(c)
 - () Floor - loose, worn, damaged 3(b)
 - () Door - knob/lk - missing - Panels/Frames dam. 3(b)
 - () Electrical (c)
 - () Sanitation (c)

- DINING ROOM**
- () Plaster - L, C, M - Ceiling/Walls 3(b)
 - () Windows - loose, broken, glaze 3(c)
 - () Sash/Frames - broken, missing, worn 3(c)
 - () Floor - loose, worn, damaged 3(b)
 - () Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)
 - () Electrical (d)
 - () Sanitation (d)

Bedrooms and/or other rooms	Code
() Plaster - L, C, M - Ceiling/Walls	3(b)
() Windows - Loose, broken, glaze	3(c)
() Sash/Frames - broken, missing, worn	3(c)
() Floors - loose, worn, damaged	3(b)
() Door - knobs/lk - missing - Panels/Frames dam.	3(b)
() Electrical (e)	
() Sanitation (e)	
() Clothes Closet Yes No	

Plumbing	Electrical	Sanitation - Vermin O R
----------	------------	-------------------------

REMARKS:

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

7 - 5 - 83

2) INSP.

3) FORM NO.

4) TENANT'S NAME

Gould

5) Flr. #

2nd

6) Location

LE RM

7) Rmg. Tp.

Du

8) #Rms.

1

9) #Peo.

1

10) #All'd

11) Slp. Rms.

12) Child Und.

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

41

IN

Hot & Cold water supply

BA

60

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

7 - 5 - 83

2) INSP.

3) FORM NO.

175 do # 10 1/2

4) TENANT'S NAME

VACANT

5) Flr. # 2ND

6) Location LE MIR

7) Rmg. Tp.

8) #Rms

9) #Peo

10) #All'd

11) Slp. Rms.

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

42

PK

PLASTER

LI

CL

3b

43

PK

PLAST

LI

WA

3C

44

BR

GLASS

LI

WI

3C

45

BR

PANEL

LI

DO

3b

*46

MI

3-piece bathroom consisting of a lavatory, flush toilet, and a bathtub or shower

6a

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

7-5-87

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5) Flr. #

6) Location

7) Rmg. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. Rms.

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

47

LO

ceiling tiles

LJ

CL

3h

48

BR

plaster

EA

CL

3c

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

7 - 1 - 83

2) INSP.

3) FORM NO.

4) TENANT'S NAME

VACANT

5) Flr. # 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

3D RIR DU 4 2

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

14

LO

PLAS

BA

CL

3b

50

BU

FUS

BA

FL

3b

61

LO

PLAS

BA

CL

3b

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

7-5-83

2) INSP.

3) FORM NO.

4) TENANT'S NAME

MARTIN

5) Flr. #

6) Location

7) Rmg. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. Rms.

12) Child Under 10

13) Child 1-6

14) Child 7-12

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

52

LO

PLASTER

KI

CL

3b

53

LO

PLASTER

KI

WK

3h

54

BR

PLASTER

LI

CL

3h

55

BR

PLASTER

BA

CL

3h

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

7-5-83

2) INSP.

3) FORM NO.

4) TENANT'S NAME

BEAN

5) Fir. # 6) Location: 7) Rm. Id. 8) Flr. 9) Eff. 10) All'd 11) Slip. Sec.

3rd LEF DU 2

12) Child Under 10

13) Child 1-6

14) Child 7-17

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Qual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Res. - Date

58

LE/BA

PLASTER

LI

CL

3b

59

3E

Latch Assembly

BA

Door

3b

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. Richard Harris - New Owner
25 Jackson Street
Portland, Maine 04103

DU 17

Ch. 40 Blk. A Lot 18
Location: 75-77 Danforth St.

Project: NCP- E
Issued: January 19, 1983
Expires: April 19, 1983

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 75-77 Danforth St., Portland, Me. by Code Enforcement Officer Marge Schrackal. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before April 19, 1983. 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 re-inspection 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 aid this Department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

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

By _____
Lyle D. Moyes,
Inspection Services Division

Code Enforcement Officer - M. Schrackal (3)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris - New Owner CODE ENFORCEMENT OFFICER - W. Schruockal 3
 75-77 Danforth Street, Portland, Maine 40-A-16 WE Notice of Housing Conditions
 DATED: January 19, 1983 EXPIRES: April 19, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

- | | SEC. (S) |
|---|----------|
| 1. LEFT FRONT - porch - broken hand rail. | 3-d |
| 2. LEFT FRONT PORCH - roof - leaking gutter. | 3-d |
| 3. LEFT FRONT PORCH - floor - broken and rotted decking. | 3-d |
| 4. LEFT FRONT PORCH - floor - loose trim board. | 3-d |
| 5. LEFT & RIGHT EXTERIOR - walls - missing moulding. | 3-d |
| 6. FIRST FLOOR LEFT REAR HALL - door - broken glass. | 3-a |
| * 7. SECOND & THIRD FLOOR LEFT FRONT HALL - ceiling - cracked & buckled plaster. | 3-b |
| * 8. FIRST, SECOND & THIRD FLOOR RIGHT FRONT HALL - ceilings - leaking. | 3-b |
| 9. THIRD FLOOR RIGHT FRONT HALL - stairway - loose hand rail. | 3-d |
| 10. SECOND FLOOR RIGHT FRONT HALL - wall - cracked plaster. | 3-b |
| 11. SECOND FLOOR RIGHT REAR BATHROOM - ceiling - cracked & buckled plaster. | 3-b |
| 12. LEFT MIDDLE CELLAR - foundation - missing mortar. | 3-a |
| 13. REAR & MIDDLE CELLAR - wall - missing mortar. | 3-a |
| 14. RIGHT MIDDLE & RIGHT REAR CELLAR - windows - broken glass. | 3-c |
| 15. REAR SHED - roof - loose and broken board. | 3-a |
| 16. SECOND & THIRD FLOOR - rear porches - loose and broken railings. | 3-d |
| 17. SECOND & THIRD FLOOR - rear porches - loose and missing balusters. | 3-d |
| <u>FIRST FLOOR #2</u> | |
| 18. LIVING ROOM - ceiling - leaking. | 3-b |
| <u>FIRST FLOOR #3</u> | |
| *19. BATHROOM - missing 3-piece bathroom consisting of a flush toilet, lavatory and bathtub or shower for this dwelling unit. | 6-a |
| *20. LIVING ROOM - ceiling - loose plaster and broken. | 3-b |
| *21. LIVING ROOM - window - broken sash. | 3-c |
| <u>SECOND FLOOR #7½</u> | |
| *22. BATHROOM - missing 3-piece bathroom consisting of a lavatory, flush toilet, and a bathtub or shower. | 6-a |
| <u>SECOND FLOOR #9</u> | |
| *23. BATHROOM - missing 3-piece bathroom consisting of a lavatory, flush toilet, and a bathtub or shower. | 6-a |
| <u>SECOND FLOOR #10</u> | |
| *24. BATHROOM - missing 3-piece bathroom consisting of a lavatory, flush toilet, and a bathtub or shower. | 6-a |
| *25. KITCHEN - ceiling - inoperative light fixture. | 8-e |

*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.

August 14, 1979

Dorse Corporation
c/o Mrs. Dorothy DeCosta
19 Madockawanda Landing
Falmouth Foreside, Maine 04105

cc: Mr. Richard Harris - 10/1/79

Dear Mrs. DeCosta:

Re: 75-77 Danforth Street - 40-A-18 WE
Portland, Maine

As owner or agent of the property located at 75-77 Danforth Street, Portland, Maine, you are hereby notified that as the result of a recent inspection, the entire structure is hereby declared unfit for human occupancy.

You must take immediate steps to vacate the following apartments: Apartment #2 occupied by Leon Southard; Apartment #3 occupied by Beatrice Merritt; Apartment #5 occupied by Jennie Staples; Apartment #8 occupied by Marion Thibau; Apartment #10 occupied by Tom Custeau and Apartment #12 occupied by Peter Peterson. These apartments along with the vacant apartments #7, #9, #10, #11 and #15 are to be kept vacant so long as the following conditions continue to exist thereon:

- a. 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.
- b. The property lacks plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public.

You are ordered to commence legal eviction proceedings no later than August 27, 1979. 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
Neighborhood Conservation

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

Inspector M. Leary

Date January 20, 1993

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 HEREUNDR 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: 75-77 Danforth St. 4'-A-16' HP OWNER: MR. Richard Harris - New Owner

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 & Social Services has an open file in this case.

If you have any question regarding this matter, please call the Housing Inspection Div. at 775-5451, Ext. 448 or 356.

318 319

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	June 7, 1952	BY	Joyce	DISTRICT	MADOC
REQUEST BY	NAME	Mr. "Whitlock" - Tenant			
	ADDRESS				
OWNER	NAME	Sela Chase + Dorothy DeCosta			
	ADDRESS	19 Madakawanda Road, Fall, Me. 04105			
CONDITIONS	ADDRESS	75 Danforth St., No. 7			

2nd Floor Hallway lights, inoperative.

1/16 to 1/20 of Av. in ... A fuse had blown.
 Please have ... - ...

COMMENTS

Being repaired
 6-7-52

DIVISION	SANITATION	HOUSING	NURSING
	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE

P31 0925597

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
See back for details

Lucas Corp.

c/o Mrs. Dorothy DeCosta

P.O. Box 1024, City 0410

CONSULT POSTMASTER FOR FEE:	
OPTIONAL SERVICES	
RETURN RECEIPT SERVICE	

Manchester, N.H.

TOTAL POSTAGE AND FEES

POSTMARK OR DATE

PSN 1000 10/10/77

SENDER Complete items 1, 2, and 3.
 Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one)
 Show to whom and date delivered.
 Show to whom, date and address of delivery.
 RESTRICTED DELIVERY
 Show to whom and date delivered.
 RESTRICTED IN LIVERY.
 Show to whom, date, and address of delivery.

(CONSULT POSTMASTER FOR RIFIS)

2. ARTICLE ADDRESSED TO
 Dorse Corp.
 c/o Mrs. Dorothy DeCosta
 19 Madockowanda Landing, Falmouth

3. ARTICLE DESCRIPTION
 REGISTERED NO. IDENT. NO. INSURED NO.
 P31 0125598

(Always obtain insurance of an insurer or agent)
 I have received the article described above
 SIGNATURE Addressed Agent

DATE OF DELIVERY
 POSTMARK

4. ADDRESS (Complete only if requested)
 5. ENVELOPE TO BE DELIVERED PLEASE.

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

No: 77 Danforth St. - Fargo

POST OFFICE
 FALMOUTH
 ME
 JUN 2 1958

U.S. POSTAGE

1958

1978 264 848

PORTLAND HEALTH DEPARTMENT

REQUEST FOR SERVICE

DATE RECEIVED	4-27-82	BY	LDN.	DISTRICT	Marge
REQUEST BY	NAME	Boris Hahman - Social Services Div.			
	ADDRESS	Welfare Dept			
OWNER	NAME	Dorse Corp - Dorothy DeCosta, Agent			
	ADDRESS	77 DANFORTH ST			
CONDITIONS	ADDRESS	77 DANFORTH ST			

Gas has been turned off by No Util. for non-payment.

CORRECTED - LETTER SENT

COMMENTS 4-28-82 GAS WAS off, but turned back on in the pm on the same day. Hand delivered letter to Mrs DeCosta -

SPECIAL INSTRUCTIONS Verify & deliver letter to Agent

DIVISION	SANITATION		<input checked="" type="checkbox"/> HOUSING		NURSING	
	ROUTINE		SPECIAL		BY	DATE
PRIORITY	<input checked="" type="checkbox"/> URGENT		REPORT TO			



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

April 28, 1982

Dorse Corporation
c/o Mrs. Dorothy DeCosta
P. O. Box 1024
Portland, Maine 04104

cc: Dorse Corporation
c/o Mrs. Dorothy DeCosta
19 Madockowanda Landing
Falmouth Foreside, Maine 04105

Dear Mrs. DeCosta: Re: 77 Danforth St. 40-A-1 WE

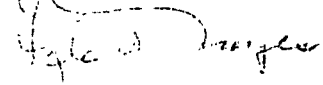
We recently received a complaint and an inspection was made by Code Enforcement Officer Marge Schmuckal of the property owned by you at 77 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

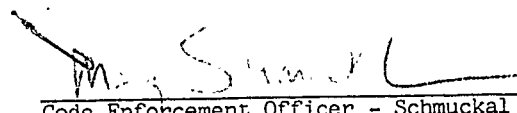
1. Gas disconnected.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 30, 1982.

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 
Lyle D. Noyes,
Inspection Services Division


Code Enforcement Officer - Schmuckal (3)

jmr

X

ADMINISTRATIVE HEARING DECISION

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

Date February 27, 1979

Dorse Corporation
c/o Mrs. Dorothy DeCosta
19 Madockawanda Landing
Falmouth Foreside, Maine 04105

Re: Premises located at 75-77 Danforth Street, Portland, Maine NCP-West End 40-A-18

Dear **Sirs:**

You are hereby notified that as a result of a reinspection and Mrs. Chase's request
for additional time
on Feb. 22, 1979, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to May 27, 1979 in order to complete the work now in
progress to correct the remaining thirty four (34) Housing Code violations as
listed on the attached sheet,

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. Chase

M. Leary

icl.

Very truly yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes

Lyle D. Noyes,

Chief of Housing Inspections

February 27, 1979 - Remaining Housing Code Violations to be corrected within time
 extension granted on attached "Administrative Hearing Decision"
 NOHC - Sept. 12, 1977 75-77 Danforth Street, Portland, Maine NCP-WE
 40-A-18

- | | | |
|-------|---|----|
| 1. | LEFT FRONT PORCH ROOF - repair or replace leak in gutter. | 3d |
| 2. | LEFT FRONT PORCH FLOOR- repair or replace broken & rotted decking. | 3d |
| 3. | LEFT FRONT PORCH FLOOR - repair loose trim board. | 3a |
| 4. | LEFT & RIGHT EXTERIOR WALLS - replace missing moulding. | 3c |
| 5. | FIRST FLOOR- LEFT REAR HALL DOOR - replace broken glass. | |
| * 6. | SECOND & THIRD FLOOR - LEFT FRONT HALL CEILING- repair or replace cracked & buckled plaster. | 3b |
| * 7.. | FIRST, SECOND & THIRD FLOOR - RIGHT FRONT HALL CEILINGS- determine the reason and remedy the condition causing leakage. | 3b |
| 8. | THIRD FLOOR - RIGHT FRONT HALL STAIRWAY - secure loose hand rail. | 3d |
| 9/ | SECOND FLOOR - RIGHT FRONT HALL WALL - repair or replace cracked plaster. | 3b |
| 10. | " " - RIGHT REAR BATHROOM CEILING - repair or replace cracked & buckled plaster. | 3b |
| 11. | LEFT MIDDLE CELLAR FOUNDATION - replace missing mortar. | 3a |
| 12. | REAR & MIDDLE CELLAR WALL - replace missing mortar. | 3a |
| 13. | RIGHT MIDDLE & RIGHT REAR CELLAR WINDOWS - replace broken glass. | 3c |
| 14. | REAR SHED ROOF - repair or replace loose & broken board. | 3a |
| 15. | SECOND & THIRD FLOOR - REAR PORCHES - repair or replace loose and broken railings. | 3d |
| 16. | " " " " - repair or replace loose & missing balusters. | 3d |
| 17. | FIRST FLOOR LEFT FRONT - BAY WINDOWS- repair or replace the broken moulding. | 3a |
- FIRST FLOOR # 3
- | | | |
|-------|---|----|
| * 18. | BATHROOM - install a private 3 piece bathroom consisting of a flush toilet, lavatory, and bathtub or shower for this dwelling unit. | 6a |
| * 19. | LIVING ROOM CEILING - replace loose plaster. | 3b |
| * 20. | LIVING ROOM WINDOW - repair or replace broken sash. | 3c |
| * 21. | LIVING ROOM WINDOW - replace missing glass. | 3c |
- FIRST FLOOR #5
- | | | |
|-------|--|----|
| * 22. | KITCHEN CEILING - replace loose plaster. | 3b |
| * 23. | KITCHEN WINDOW- replace broken glass. | 3c |
| * 24. | KITCHEN CEILING- repair inoperative light fixture. | 8e |
- SECOND FLOOR # 7½
- | | | |
|-------|--|----|
| * 25. | BATHROOM - install a private 3 piece bathroom consisting of a lavatory, flush toilet, and a bathtub or shower. | 6a |
|-------|--|----|
- SECOND FLOOR #9
- | | | |
|-------|---|----|
| * 26. | BATHROOM - install a private 3 piece bathroom consisting of a flush toilet, lavatory, and a bathtub or shower for this dwelling unit. | 6a |
|-------|---|----|
- SECOND FLOOR # 10
- | | | |
|-------|---|----|
| * 27. | BATHROOM - install a private 3 piece bathroom consisting of a lavatory, flush toilet, and a bathtub or shower for this dwelling unit. | 6a |
| * 28. | KITCHEN CEILING- repair inoperative light fixture. | 8e |
| 29. | LIVING ROOM WINDOW - replace broken glass. | 3c |
- SECOND FLOOR # 10½
- | | | |
|-------|---|----|
| * 30. | BATHROOM - install a private 3 piece bathroom consisting of a flush toilet, lavatory, and bathtub or shower for this dwelling unit. | 6a |
|-------|---|----|
- SECOND FLOOR #11
- | | | |
|-------|---|----|
| * 31. | LIVING ROOM & KITCHEN CEILING- repair loose plaster. | 3b |
| * 32. | BATHROOM - install a private 3 piece bathroom consisting of a lavatory, flush toilet, and a bathtub or shower for this dwelling unit. | 6a |
- THIRD FLOOR #15
- | | | |
|-------|---|----|
| * 33. | KITCHEN CEILING - repair loose plaster. | 3b |
|-------|---|----|

continued

continued

Feb. 27, 1979

75-77 Danforth St., Portland, Maine NCP-WE 40-A-18

THIRD FLOOR # 12

- * 34. KITCHEN, LIVING ROOM & BATHROOM - CEILINGS- determine the reason and remedy the condition causing signs of leakage. 3a

* 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.

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.

PORTLAND HEALTH DEPARTMENT

REQUEST FOR SERVICE

DATE RECEIVED	7-14-81	BY	Joyce	DISTRICT	Schmuckal
REQUEST BY	NAME	William H. Whitlock - No Phone			
	ADDRESS	75 Danforth St.			
OWNER	NAME	Mrs. W. H. C. D. DeCoster - 101-2110			
	ADDRESS	High St.			
CONDITIONS	ADDRESS	75 Danforth St. - 2nd Fl., apt. 7			

Living Room ceiling ready to collapse.

Home in the morning.

COMMENTS 1:30pm - TALKED to MRS DeCOSTER → SAID NS - will check recall - she SAID to insist be done anyway
NS → Installed New Drop Ceiling

SPECIAL INSTRUCTIONS		HOUSING		NURSING	
DIVISION	SANITATION	SPECIAL	REPORT TO	BY	DATE
PRIORITY	ROUTINE				
	URGENT				

PORTLAND HEALTH DEPARTMENT

REQUEST FOR SERVICE

DATE RECEIVED	8-15-80	BY	Bms	DISTRICT	Learif
REQUEST BY	NAME	Cheryl Paulack			
	ADDRESS	77R Danforth			
OWNER	NAME				
	ADDRESS	77R Danforth St			
CONDITIONS	ADDRESS				

Missing well board + other conditions

COMMENTS

in situation toward 2:25 PM

SPECIAL INSTRUCTIONS

DIVISION	SANITATION	HOUSING	NURSING	BY	MS
PRIORITY	ROUTINE	SPECIAL	REPORT TO	DATE	
	URGENT				

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	7-17-79	BY	ML	DISTRICT	Leary
REQUEST BY	NAME	Beatrice Merritt			
	ADDRESS	75 Danforth St			
OWNER	NAME	Dakota			
	ADDRESS				
CONDITIONS	ADDRESS	75 Danforth St. Apt # 3 (duplex)			
Window casing falling -					
Overhead light faulty.					
COMMENTS	Will be home tomorrow after 1 PM				
Conditions noted in 1011C-725					
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
	ROUTINE		SPECIAL		BY ML
PRIORITY	URGENT		REPORT TO		DATE 7/17/79

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	8-8-79	BY	BM	DISTRICT	Leary
REQUEST BY	NAME	Mrs Merrick 772-7104			
	ADDRESS	75 Danforth			
OWNER	NAME	DeCosta			
	ADDRESS	75 Danforth Apt 3			
CONDITIONS	ADDRESS	75 Danforth Apt 3			
Ceiling falling down, loose windows					
COMMENTS	Noted violation on NCHC JUSTIFIED THIS POSTED UNIT.				
SPECIAL INSTRUCTIONS					
DIVISION	<input checked="" type="checkbox"/>	SANITATION	<input checked="" type="checkbox"/>	HOUSING	NURSING
PRIORITY	<input checked="" type="checkbox"/>	ROUTINE	SPECIAL		BY
	<input type="checkbox"/>	URGENT	REPORT TO	DATE	AP

PORTLAND HEALTH DEPARTMENT

REQUIES. FOR SERVICE at 2:15

DATE RECEIVED	8-8-79	BY	P.M.	DISTRICT	Seary
REQUEST BY	NAME	M. Southard			
	ADDRESS	75 Danforth			
OWNER	NAME	DeCosta			
	ADDRESS	75 Danforth Apt 2			
CONDITIONS					

Ceiling fell down.
 noted in situation on 10/10/79

COMMENTS: Tenant says usually at home.

JUSTIFIED
POSTED
UNIT

SPECIAL INSTRUCTIONS

DIVISION	SANITATION	<input checked="" type="checkbox"/>	HOUSING	<input type="checkbox"/>	NURSING	
PRIORITY	<input checked="" type="checkbox"/> ROUTINE		SPECIAL		BY	2/1/74
	<input type="checkbox"/> URGENT		REPORT TO		DATE	

August 14, 1979

Dorse Corporation
c/o Mrs. Dorothy DeCosta
19 Madockawanda Landing
Falmouth Foreside, Maine 04105

Dear Mrs. DeCosta:

Re: 75-77 Danforth Street - 40-A-18 WE
Portland, Maine

As owner or agent of the property located at 75-77 Danforth Street, Portland, Maine, you are hereby notified that as the result of a recent inspection, the entire structure is hereby declared unfit for human occupancy.

You must take immediate steps to vacate the following apartments: Apartment #2 occupied by Leon Southard; Apartment #3 occupied by Beatrice Merritt; Apartment #5 occupied by Jennie Staples; Apartment #8 occupied by Marion Thibeau; Apartment #10, occupied by Tom Custeau and Apartment #12 occupied by Peter Peterson. These apartments along with the vacant apartments #7, #9, #10, #11 and #15 are to be kept vacant so long as the following conditions continue to exist thereon:

- a. 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.
- b. The property lacks plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public.

You are ordered to commence legal eviction proceedings no later than August 27, 1979. 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
Neighborhood Conservation

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

Inspector

M. Leary
M. Leary

RETURN RECEIPT REGISTERED, INSURED AND CERTIFIED MAIL

1. The following service is requested: REGISTERED MAIL REGISTERED MAIL WITH RECEIPT REGISTERED MAIL WITH RETURN RECEIPT REGISTERED MAIL WITH RETURN RECEIPT AND INSURANCE REGISTERED MAIL WITH RETURN RECEIPT AND INSURANCE AND CERTIFICATION

Show to whom an article is insured
 Show to whom date and address of delivery
 RESTRICTED DELIVERY
 Show to whom and date delivery is
 RESTRICTED DELIVERY
 Show to whom date and address of delivery is
 CONSULT POSTMASTER FOR FEES

2. ARTICLE ADDRESSED TO
Case C. ...
19 ...
Palmer ...

3. ARTICLE DESCRIPTION
 REGISTERED NO. *648703* CERTIFIED NO. INSURED NO.

(Always obtain signature of addressee or agent)

I have received the article described above
 SIGNATURE *[Signature]* Addressee Authorized agent

4. DATE OF DELIVERY
8-16-79

5. ADDRESS: Complete only if requested

6. UNABLE TO DELIVER BECAUSE _____ CLERK'S INITIALS _____

U.S. 77 ...



I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 75-77 Danforth, PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT 11:00 ^{A.M.} P.M. ON August 15, 19 79
INTO THE HANDS OF Jennie Staples AT apt #5, MAINE.

Marilyn Leary
HOUSING INSPECTOR
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 75-77 Danforth, PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT 11:00 ^{A.M.} P.M. ON August 15, 19 79
INTO THE HANDS OF Beatrice Merrill AT Apt #3, MAINE.

Murkin Leary
HOUSING INSPECTOR
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION

August 14, 1979 ✓

Ms. Beatrice Merritt
Apartment #3
75-77 Danforth Street
Portland, Maine 04101

Dear Ms. Merritt:

Re: 75-77 Danforth Street - 40-A-18 WR
Apartment #3

A recent inspection by Housing Inspector Leary of the apartment you are now occupying found that it does not meet the requirements of Chapter 307 of the City of Portland Municipal Code (Minimum Standards for Housing) and is hereby declared unfit for human habitation.

The owner, the Dorse Corporation, 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
Neighborhood Conservation

By _____
Lyle D. Royce
Chief of Housing Inspections

Inspector _____
M. Leary

/s/

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 75-77 Danforth, PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT 11:00 ^(A.M.) P.M. ON August 15, 1929
INTO THE HANDS OF Leon Southard AT Flr # 1, MAINE.

Merlin Leary
HOUSING INSPECTOR
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION

August 14, 1979 X ✓

Mr. Leon Southard
#2 Apartment
75-77 Danforth Street,
Portland, Maine 04101

Dear Mr. Southard:

Re: 75-77 Danforth Street - 40-A-18 WE
Apartment #2

A recent inspection by Housing Inspector Leary of the apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, the Dorso Corporation, 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
Neighborhood Conservation

By _____
Lyla D. Hoyes
Chief of Housing Inspections

Inspector _____
H. Leary

/ss

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 75-77 Deser South, PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT 11:00 ^(A.M.) P.M. ON August 15, 19 79
INTO THE HANDS OF Peter Peterson AT Apt #12, MAINE.

Merlin Seary
HOUSING INSPECTOR

DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 25-77 Danforth, PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT 11:00 ^(A.M.) ON August 15, 19 79
INTO THE HANDS OF Thomas Custer AT Appt 105, MAINE.

Merlin Leary
HOUSING INSPECTOR
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION

August 14, 1979

Mr. Thomas Casteau
Apartment #10 1/2
75-77 Danforth Street
Portland, Maine 04101

Dear Mr. Casteau: Re: 75-77 Danforth Street - 40-A-18 WE
Apartment #10 1/2

A recent inspection by Housing Inspector Casteau of the apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, The Dorra Corporation, 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
Neighborhood Conservation

By _____
Lyle D. Royes
Chief of Housing Inspections

Inspector _____
M. Laary

/s/

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 75-77 Danforth, PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT 11:00 ^(A.M.) P.M. ON August 15, 19 79
INTO THE HANDS OF Marion Thibeau AT Apt # 8, MAINE.

Merlin Leary
HOUSING INSPECTOR
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION

August 14, 1979

Ms. Marion Thibeau
Apartment #8
75-77 Danforth Street
Portland, Maine 04101

Dear Ms. Thibeau: Re: 75-77 Danforth Street - 40-A-18 WE
Apartment #8

A recent inspection by Housing Inspector Leary of the apartment you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, The Dorse Corporation, 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
Neighborhood Conservation

By _____
Lyle D. Royes
Chief of Housing Inspections

Inspector _____
H. Leary

/ss

*
NOTICE OF HOUSING CONDITIONS

DU 17

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

Dorse Corporation
c/o Dorothy deCosta
19 Madokawanda Landing
Falmouth Foreside, Maine 04105

✓ Cn.-Bl.-Lot: 4C-A-18
Location: 75-77 Danforth Street
Project: NCP-West End
Issued: Sept. 12, 1977
Expired: Dec. 12, 1977

Dear Sirs:

An examination was made of the premises at 75-77 Danforth Street, Portland, Maine, by Housing Inspector Leary. 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 Dec. 12, 1977. 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

N. Leary

By

Lyle D. Woyes
Chief of Housing Inspections

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

1. LEFT FRONT PORCH ROOF - repair or replace leak in gutter. 3d
2. LEFT FRONT & RIGHT REAR - PORCH FLOOR - repair or replace broken & rotted decking. 3d
3. LEFT FRONT PORCH FLOOR - repair loose trim board. 3d
4. LEFT & RIGHT EXTERIOR WALLS - replace missing moulding. 3a
5. FIRST FLOOR - LEFT REAR & RIGHT REAR HALL DOORS - replace broken glass. 3c
- * 6. SECOND & THIRD FLOOR - LEFT FRONT HALL CEILING - repair or replace cracked & buckled plaster. 3b
- * 7. SECOND FLOOR - LEFT FRONT HALL CEILING - replace frayed & worn electrical wiring. 8e
- * 8. FIRST, SECOND & THIRD FLOOR - LEFT FRONT & RIGHT FRONT - HALL CEILINGS - determine the reason and remedy the condition which causes signs of leakage. 3b
9. THIRD FLOOR - RIGHT FRONT HALL STAIRWAY - secure loose hand rail. 3d
10. SECOND FLOOR - RIGHT FRONT HALL WALL - repair or replace cracked plaster. 3b
11. " " - RIGHT REAR BATHROOM CEILING - repair or replace cracked & buckled plaster. 3b
12. LEFT MIDDLE CELLAR FOUNDATION - replace missing mortar. 3a
13. REAR & MIDDLE CELLAR WALL - replace missing mortar. 3a

continued

vw

PS Form 3811, Nov. 1976

● SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
 Show to whom and date delivered 25¢
 Show to whom, date, & address of delivery 45¢
 RESTRICTED DELIVERY.
 Show to whom and date delivered 85¢
 RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery .. \$1.05
 (Fees shown are in addition to postage charges and other fees).

2. ARTICLE ADDRESSED TO:
*Home Corporation
 4100 Broadway Ave. 2051a
 Ft. Worth, Texas 76105*

3. ARTICLE DESCRIPTION:
 REGISTERED NO. *452051* CERTIFIED NO. INSURED NO.

(Always obtain signature of addressee or agent)
 I have received the article described above.
 SIGNATURE Addressee Authorized agent
McC Costa

4. DATE OF DELIVERY
9-14-77

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

POSTMARK
 SEP 14 1977
 FT WORTH TX

CLERK'S INITIALS

25-77
 Bancroft 48

★ GPO 1976-O-203-454

continued 75-77 Danforth Street, Portland, Maine NCP-WE 40-A-18 9/12/77

14. RIGHT MIDDLE & RIGHT REAR CELLAR WINDOWS - replace broken glass. 3c
15. REAR SHED ROOF - repair or replace loose & broken board. 3a
16. SECOND & THIRD FLOOR - REAR PORCHES - repair or replace loose & broken railings. 3d
17. " " " " - repair or replace loose & missing balusters. 3d
- FIRST FLOOR #2
* 18. BATHROOM - install a private 3 piece bathroom consisting of a lavatory, flush toilet, and a tub or shower for this dwelling unit. 8a
* 19. KITCHEN CEILING - repair loose plaster. 3a
- FIRST FLOOR #3
* 20. BATHROOM - install a private 3 piece bathroom consisting of a flush toilet, lavatory, and a tub or shower for this dwelling unit. 6a
* 21. LIVING ROOM CEILING - replace loose plaster. 3b
- FIRST FLOOR #5
* 22. KITCHEN CEILING - replace loose plaster. 3b
* 23. BEDROOM CEILING - determine the reason and remedy the conditions causing signs of leakage. 3a
* 24. " " - replace missing plaster. 3b
- SECOND FLOOR # 7 1/2
* 25. BATHROOM - install a private 3 piece bathroom consistinf of a lavatory, flush toilet, and a bathtub or shower. 6a
* 26. KITCHEN WALL - remove illegal wiring. 8e
- SECOND FLOOR #8
* 27. BATHROOM - install a private 3 piece bathroom consisting of a flush toilet, lavatory and a bathtub or shower, for this dwelling unit. 6a
- SECOND FLOOR # 9
* 28. BATHROOM - install a private 3 piece bathroom consisting of a flush toilet, lavatory, and a bathtub or shower for this dwelling unit. 6a
- SECOND FLOOR # 10
* 29. BATHROOM - install a private 3 piece bathroom consisting of a lavator?, flush toilet and a bathtub or shower for this dwelling unit. 8e
* 30. KITCHEN CEILING - repair inoperative light fixture. 6a
- SECOND FLOOR # 10 1/2
* 31. BATHROOM - install a private 3 piece bathroom consisting of a flush toilet, lavator, and a tub or shower for this dwelling unit. 6a
- SECOND FLOOR # 11
* 32. LIVING ROOM & KITCHEN CEILING - repair loose plaster. 3b
* 33. BATHROOM - install a private 3 piece bathroom consisting of a lavatory, flush toilet, and a tub or shower for this dwelling unit. 6a
- SECOND FLOOR RIGHT REAR
* 34. KITCHEN WINDOW - replace broken glass. 3c
35. " " - replace missing counter balance cords allowing window sash to remain elevated when opened. 3b
36. KITCHEN - repair inoperative door. 8e
* 37. KITCHEN CEILING - replace frayed and worn electrical wiring. 3b
38. RIGHT REAR BEDROOM WALL - remove illegal extension cord attached to the baseboard. 3b
- THIRD FLOOR # 15
* 39. KITCHEN CEILING - repair loose plaster. 3b
- THIRD FLOOR # 12
* 40. KITCHEN, LIVING ROOM & BATHROOM - CEILINGS - determine the reason and remedy the condition which causes signs of leakage. 3a

continued

continued 75-77 Danforth Street, Portland, Maine NCP-WE 40-A-18 9/12/77

THIRD FLOOR # 12 cont.

* 41. KITCHEN - repair leak in sink tap.

6c

THIRD FLOOR #14 OK

THIRD FLOOR # 16

42. KITCHEN CEILING - repair inoperative light fixture.

8e

* WHEN MAKING YOU 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.

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.

August 16, 1977 ✓

The Dorse Corporation
c/o Mrs. Dorothy DeCosta
19 Madokowando Landing
Falmouth, Maine 04105

Dear Mrs. DeCosta:

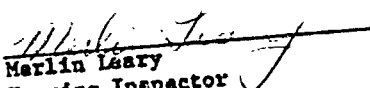
Re: 75-77 Danforth Street - 40-A-18

The undersigned is a member of the Neighborhood Conservation Department of the City of Portland and is duly authorized to conduct inspections of property located within said City. You recently denied permission to the undersigned to conduct an inspection of the above referred premises.

This is to advise you that on August 31, 1977, at 9:00 A.M. or as soon thereafter as the matter may be heard, the undersigned will seek an ADMINISTRATIVE INSPECTION WARRANT, as authorized by Rule 80-B of the District Court Civil Rules, from the Judge of the Ninth District Court located at 142 Federal Street in said Portland, authorizing an inspection of the premises in question.

You may want to appear in opposition to the issuance of the Warrant.

Very truly yours,


Marlin Leary
Housing Inspector

PA FORM 3821, NOV. 1976

● SENDER: Complete this form and add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).

Show to whom and date delivered25¢

Show to whom, date, & address of delivery45¢

RESTRICTED DELIVERY.
Show to whom and date delivered85¢

RESTRICTED DELIVERY.
Show to whom, date, and address of delivery ... \$1.05

(Fees shown are in addition to postage charges and other fees).

2. ARTICLE ADDRESSED TO:
*The Dana Corp.
c/o Mrs. Emily J. Costa
14 Main Street
Beverly Hills, Calif. 90212*

3. ARTICLE DESCRIPTION: REGISTERED NO. CERTIFIED NO. INSURED NO.
452284

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE Addressee Authorized agent

4. DATE OF DELIVERY
8-17-77

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

8-17-77

POSTMARK

★ GPO : 1976-O-203-456

75-77 DANFORTH ST

SENDER Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLANK(S)
(Additional charges required for these services)

Show address where delivered

Deliver ONLY to addressee

RECEIPT

Received the numbered article described below

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.

772548

Rover Corp

INSURED NO.

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED

DEC 22 1973

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

December 5, 1973

The Morse Corporation
c/o Mrs. Dorothy DeCosta
P.O. Box 1024
Portland, Maine

Re: 75-77 Danforth Street

Dear Mrs. DeCosta:

As owner or agent of the above referred property, you were notified on March 30, 1973, by Certified United States mail receipt #419241 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 December 3, 1973, by Housing Inspector Swasey and, as a result, you are hereby ordered to correct the violations listed below on or before January 5, 1974.

Sincerely,

Arthur A. Hughson, CPH MPH
Health Director

Inspector *Dave Swasey*

By *Robert Jones*
Chief of Housing Inspections

<u>EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE</u>	<u>SECTIONS</u>
1. Replace the broken treads, second floor left front and right front hall stairways.	3-d
2. Install railing in left front cellar stairway.	3-d
3. Replace the broken treads of left front cellar stairway.	3-d
4. Replace the loose plaster in left front cellar stairway.	3-b
5. Replace the loose and broken treads, first floor rear left exterior stairway.	3-d
<u>Third Floor - Rear Left</u>	
6. Install a 3-piece bathroom consisting of a flush toilet, lavatory and bathtub or shower within the confines of this apartment.	6-a
<u>Second Floor - Left Middle</u>	
7. Install a 3-piece bathroom consisting of a flush toilet, lavatory and bathtub or shower within the confines of this apartment.	6-a
<u>Second Floor - Left Middle #10</u>	
8. Replace the broken glass of the living room window.	3-c
9. Replace the missing putty in the living room window.	6-c
10. Install a 3-piece bathroom consisting of a flush toilet, lavatory, bathtub or shower within the confines of this apartment.	6-a
<u>Third Floor - Left Middle Front</u>	
11. Install a 3-piece bathroom consisting of a flush toilet, lavatory and bathtub or shower within the confines of this apartment.	6-a

75-77 Danforth Street - continued

First Floor - Right Rear

12. Replace the loose and missing colling plaster in the kitchen and bedroom. 3-c
13. Remove the illegal wiring in the kitchen. 8-d
14. Replace the missing putty of the kitchen window. 3-c
15. Replace the rotted and broken sash in the kitchen window. 3-c
16. Repair the loose sash of the kitchen window. 3-c
17. Install a 3-piece bathroom consisting of a flush toilet, lavatory and bathtub or shower within the confines of the apartment. 6-a

First Floor - Right Middle

18. Install a 3-piece bathroom consisting of a flush toilet, lavatory, bathtub or shower within the confines of this apartment. 6-a
19. Replace the loose and missing plaster on the living room walls and ceiling. 3-b

Second Floor - Rear Left

20. Install a 3-piece bathroom consisting of a flush toilet, lavatory, bathtub or shower within the confines of this apartment. 6-a

Second Floor - Right Front

21. Install a 3-piece bathroom consisting of a flush toilet, lavatory, bathtub or shower within the confines of this apartment. 6-a

Second Floor - Right Rear

22. Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of this apartment. 6-a

First Floor - Left Front

23. Replace the missing putty in the living room window. 3-c
24. Replace the loose wall plaster in the kitchen. 3-b
25. Install a 3-piece bathroom consisting of a flush toilet, lavatory, bathtub or shower within the confines of this apartment. 6-a

Second Floor - Right Middle

26. Install a 3-piece bathroom consisting of a flush toilet, lavatory, bathtub or shower within the confines of this apartment. 6-a

ADMINISTRATIVE HEARING DECISION

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 448

Date October 1, 1973

The Dorse Corporation
c/o Mrs. Dorothy DeCosta
P.O. Box 1024
Portland, Maine

Re: Premises located at 75-77 Danforth Street, Portland, Maine

Dear Mrs. DeCosta:

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

on September 28, 1973, regarding our "NOTICE OF HOUSING CONDITIONS" at the above
referred premises resulted in the decision noted below.

Expiration time extended to November 28, 1973 - in order to complete the work now in
progress to correct the remaining fifty-one (51) Housing Code Violations as listed
on the attached copy of the "Notice of Housing Conditions"

Conditions 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.

In Attendance
Mrs. Dorothy DeCosta
Inspector D.V. Swasey

Encl.

Very truly yours,
Arthur A. Hughson, CPH MPH
Health Director
By [Signature]
Chief of Housing Inspections

LDN/72

NOTICE OF HOUSING CONDITIONS

DU 17

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

Location: 75-77 Danforth Street
Project: General
Issued: 3-28-73
Expires: 5-28-73

The Lorse Corporation
c/o Mrs. DeCosta
P.O. Box 1024
Portland, Maine
Dear Mrs. DeCosta:

An examination was made of the premises at 75-77 Danforth Street
Portland, Maine, by Housing Inspector Stone. 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 May 28, 1973. 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.

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 Gene Stone

by Lytle D. Hayes
Chief of Housing Inspections

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

- | | |
|---|-----|
| 1. Replace the loose and sagging ceiling plaster, second floor rear left, left middle and left front hallway. | 3-b |
| 2. Replace the broken glass of the first floor rear left hallway, window | 3-c |
| 3. Replace the loose ceiling plaster, third floor left front hallway. | 3-b |
| 4. Determine the reason and remedy the condition that causes the signs of leakage of the third floor right front hallway ceiling. | 3-b |
| *5. Repair or replace the inoperative electrical ceiling light fixture, first floor right front hallway. | 8-e |
| *6. Replace the broken treads, second floor left front and right front hall stairway. | 3-d |
| *7. Replace the broken glass of the first floor right front exterior door. | 3-c |
| *8. Replace the broken treads of the right front cellar stairway. | 3-d |
| 9. Replace the broken glass of the cellar window. | 3-c |
| 10. Enclose fuel input pipes overall the cellar. | 3-a |
| *11. Remove and properly dispose of all litter and debris overall the cellar. | 4-b |
| 12. Point up the rear left, right front and right inside foundation. | 3-a |
| *13. Remove and properly dispose of all litter and debris from the oilbead in left cellar. | 4-b |
| *14. Install railing in right front cellar stairway, and left front cellar stairway. | 3-d |
| *15. Replace the broken treads, left front cellar stairway. | 3-d |
| *16. Replace the loose plaster, left front cellar stairway. | 3-b |
| *17. Point up the right rear inside foundation. | 3-a |
| 18. Replace or point up the loose and missing brick of interior support wall overall the cellar. | 3-a |

continued -

75-77 Lenforth Street - continued

- *19. Replace the broken treads & risers on the right rear cellar stairway. 3-d
*20. Install hand railing, right rear cellar stairway. 3-d
*21. Provide Adequate artificial illumination in right rear cellar stairway. 8-c
*22. Replace the missing switch cover, left front cellar stairway. 8-e
*23. Repair or remove the loose electrical wires overall the cellar. 8-e
*24. Replace the broken treads of the right front porch stairway. 3-d
*25. Install hand railing on right front porch and left front porch stairways. 3-d
26. Replace the loose and missing gutter and trim on the front roof. 3-a
27. Point up the right and front exterior foundation. 3-a
*28. Replace the loose and broken treads, first floor rear left exterior stairway. 3-d
*29. Repair or replace the loose and broken ballusters, third floor rear left porch. 3-d
30. Replace and repair the loose, missing and hanging trim on left and front roof. 3-a
31. Repair or replace the loose and broken cornice section on left roof. 3-a
32. Point up the loose bricks of the front foundation. 3-a
- Third Floor - Rear Left
33. Replace the broken glass of the kitchen window. 3-c
34. Replace the loose sashes in the kitchen, living room and bedroom windows. 3-c
*35. Repair the inoperative ceiling light fixture in the pantry. 8-e
36. Replace the missing putty in the living room and bedroom windows. 3-c
37. Repair or replace the loose and missing ceiling plaster in the bedroom. 3-b
38. Replace the rotted sash in the bedroom window. 3-c
*39. Install a 3 piece bathroom consisting of a flush toilet, lavatory and tub or shower within the confines of the apartment. 6-b
40. Repair or replace the loose and broken frame of the kitchen door. 3-d
- Second Floor - Left Middle
41. Replace the broken glass of the living room window. 3-c
42. Replace the missing putty of the living room window. 3-c
43. Replace the loose wall and ceiling plaster in the living room. 3-b
*44. Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. 6-a
- Second Floor - Left Middle
45. Replace the broken glass of the living room window. 3-c
46. Replace the missing putty in the living room window. 6-c
*47. Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. 6-a
- Third Floor - Left Front
48. Repair the loose sash of the living room window. 3-c
49. Replace the missing sash of the living room window. 3-c
*50. Install a 3-piece bathroom consisting of a flush toilet, lavatory and a tub or shower within the confines of the apartment. 6-a
- First Floor - Left Middle
51. Replace the broken glass of the living room window. 3-c
52. Replace the missing putty in the kitchen window. 3-c
- First Floor Right Rear
53. Replace the loose and missing plaster on the kitchen wall and bedroom ceiling. 3-c
*54. Remove the illegal wiring in the kitchen. 8-d
55. Replace the missing putty of the kitchen window. 3-c
56. Replace the rotted and broken sash in the kitchen window. 3-c
57. Repair the loose sash of the kitchen window. 3-c
*58. Install a 3-piece bathroom consisting of a flush toilet, lavatory and tub or shower within the confines of the apartment. 6-a

continued -

75-77 Lenox Street - continued

First Floor - Right side

- *59. Repair or replace the two electrical outlet convenience on the kitchen and living room walls. 3-a
- 60. Determine the reason and remedy the condition that causes the signs of leakage of the living room and kitchen ceilings. 3-b
- 61. Replace the loose and missing plaster on the living room walls and ceilings. 3-b
- 62. Replace the missing putty in the living room and kitchen windows. 3-c
- 63. Replace the loose and sagging ceiling plaster in the kitchen. 3-b
- 64. Replace the broken glass of the kitchen window. 3-c
- 65. Install sash cords in the kitchen window. 3-c
- *56. Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. 6-a

Second Floor - Rear Left

- 67. Replace the missing putty in the living room window. 3-c
- 68. Install sash cords in the living room window. 3-c
- 69. Determine the reason and remedy the condition that causes the signs of leakage of the kitchen ceiling. 3-b
- *70. Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. 6-a

Second Floor - Right Front

- 71. Replace the loose ceiling plaster in the living room. 3-b
- 72. Repair and replace the loose and rotted sashes in the living room window. 3-c
- *73. Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. 6-a

Second Floor - Right Rear

- 74. Replace the broken glass of the bedroom and kitchen windows. 3-c
- 75. Replace the broken sash of the kitchen window. 3-c
- *76. Replace the missing outlet cover and switch cover on the living room wall. 6-a
- 77. Replace the loose ceiling plaster in the living room. 3-c
- *78. Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. 6-a

Third Floor - Right Rear

- 79. Replace the missing putty in the living room window. 3-c
- 80. Install sash cords in the kitchen and bedroom windows. 3-c

First Floor - Left Front

- 81. Replace the missing putty in the living room window. 3-c
- 82. Replace the loose wall plaster in the kitchen. 3-b
- *83. Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. 6-a

First Floor - Rear Left

- 84. Replace the loose and sagging ceiling plaster in the kitchen and right bedroom. 3-b
- *85. Remove the illegal wiring from the kitchen ceiling. 8-d
- 86. Replace the loose and missing plaster from the left bedroom wall and bathroom. 3-b
- 87. Determine the reason and remedy the condition that causes the signs of leakage of the right bedroom ceiling. 3-b
- 88. Replace the missing putty from the right and rear bedroom windows. 3-c

Second Floor - Right Middle

- 89. Replace the loose ceiling plaster in the kitchen. 3-b
- 90. Replace the missing putty in the living room window. 3-c
- *91. Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. 6-a

* FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED 65, 67, 8, 11, 13, 14, 15, 19, 20, 21, 22, 23, 24, 25, 28, 29, 35, 39, 44, 47, 50, 54, 58, 59, 66, 70, 73, 76, 78, 83, 85, 91 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

P.O. Box 1024
Portland, ME 04104
April 4, 1973

Mr. Lyle D. Noyes, Chief of Housing Inspections
City of Portland
Health Department - Housing Division
369 Congress Street
Portland, ME 04111

Dear Mr. Noyes:

We have received the list of housing code violations at 75-77 Danforth Street, Portland, Maine. As I advised you on the phone, we purchased this property in September 1972 and have been repairing, cleaning and generally making improvements all the time we have owned it.

This list is quite extensive. We have gone over it very carefully and figure it will cost approximately \$30,000 to make all the improvements. The most costly improvement is the bathrooms and it will be necessary for us to install a minimum of eight full 3-piece bathrooms to comply with your requirements. This property was acquired with 90% leverage. The income does not at this point cover running expenses. We are very much in favor of making the improvements you suggest but we do not have the money. Can you please suggest or advise where we should apply for a loan in this amount to cover these improvements?

Further, as I discussed with you on the phone, we have several people in this house who live on Social Security and/or pensions and/or welfare. There is no way these people will be able to pay the rent we will be forced to charge in order for us to repay this loan and carry the expenses of this building. Our rents right now are very low and we were able to make improvements and partially carry our expenses without increasing the rents by doing it slowly. Now that we have received this list of violations from your department and have been given sixty days to complete them, it will be necessary for someone to investigate and either re-locate these people or find some way for them to live. Who do we contact concerning this?

The repairs and improvements to this building will be extensive. While this work is being carried out, we will not receive income from the units being improved. Monies received at this point are barely adequate. We are sure to take a loss during improvements. How do you suggest we offset this?

P.O. Box 1024
Portland, ME 04104
April 4, 1973

Mr. Lyle D. Noyes, Chief of Housing Inspections
City of Portland
Health Department - Housing Division
389 Congress Street
Portland, ME 04111

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The repairs and improvements to this building will be extensive. While this work is being carried out, we will not receive income from the units being improved. Monies received at this point are barely adequate. We are sure to take a loss during improvements. How do you suggest we offset this?

Mr. Lyle D. Noyes

- 2 -

April 4, 1973

Any information you can give us as quickly as possible will be greatly appreciated.

Sincerely yours

DORSE CORPORATION



Seba O. Chase, Treasurer
Dorothy C. DeCosta, President

/c

CC: Richard M. Nixon
Edmund S. Muskie
William D. Hathaway
Peter N. Kyros
William S. Cohen
John E. Menario
Edward I. Bernstein
Gerard P. Conley

P.O. Box 1024
Portland, ME 04104
April 4, 1973

The President
The White House
Washington, D.C. 20013

Dear Mr. President:

There is a housing code in the City of Portland, Maine which was amended in 1968 (I have been informed it was initiated by the Federal Government) that requires every dwelling unit to have a 3-piece bath within the confines of the unit.

We own a building at 75-77 Danforth Street, Portland, Maine and several units in this house do not have a private bath - they share the bath with 2 or 3 other people and the bath is separate from their rooms.

The City of Portland Health Department-Housing Division has made an inspection of this property and has sent us a list of violations of municipal codes relating to housing conditions.

Enclosed is a copy of the letter we have sent to them inquiring as to means of obtaining funds to do this work. We are not too concerned about obtaining funds - we are quite certain we will be able to obtain them from one source or another. Our concern is our present tenants. As stated in the enclosed letter, several of these people have very low incomes and will be unable to pay the rents we will be forced to charge in order to make these improvements.

Below is a list of a few of the people we know to be in serious trouble as far as paying additional rent:

- #1 - Lady works - very low income - rent \$14 per week
- #2 - Husband gets disability pension, wife has low income - \$18
- #4 - Man - Social Security - \$60 per month rent
- #6 - Welfare recipient - rent \$52 per month
- #7 1/2 - Woman - small Social Security - \$49 per month rent
- #9 - Woman unable to work - her mother pays the rent - \$49 per month
- #10 - Man - Social Security - \$56 per month rent
- #11 - Waitress - lady is not well, low income - \$18 per week rent
- #14 - Mother and son - son works - low income - \$22 per week rent
- #15 - Mother and daughter - domestics - \$12 per week rent
- #16 - Welfare recipients - \$22 per week

May 11, 1973

U.S. Department of Housing and
Urban Development - Area Office
1230 Elm Street
Manchester, N.H.
Attention: Mr. Neil Siminski

Re: Senator Hathaway -
Dorse Corporation, Portland, Maine

Dear Mr. Siminski:

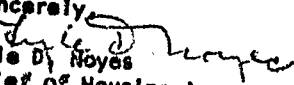
In order to comply with your request during our phone discussion today, attached please find (1) a copy of Chapter 307 (Minimum Standards for Housing) of Portland's Municipal Codes referred to as the Housing Code. (2) a copy of all notices issued to date from this office to the Dorse Corporation, owners of a 17 unit apartment building located at 75 Danforth Street, Portland, Maine.

1. Please note August 5, 1968 amendments to the Housing Code.
(a) Page 1 Definitions Section 307.2 "Dwelling Unit"
(b) Page 7 Basic Facilities Section 307.6(a)

The amendments were necessary to bring the Housing Code up to the National APHA standard required by H.U.D. in its letter to the City of Portland dated September 13, 1967 for Recertification of the Workable Program Application submitted to H.U.D. by the City.

2. The investigation of a complaint on this property resulted in a complete inspection being made and the enclosed notices being issued. The tenants of eleven (11) dwelling units were found to be sharing bathrooms in violation of the Code. The major concern of the owners is the relocation of tenants who may be unable to pay the increased rents that may become necessary to offset the costs of renovation. We do have a priority arrangement with the Portland Housing Authority and have recommended to the tenants that they submit an application to the Authority for their Housing needs.

Please feel free to call if I can be of further service to you.

Sincerely,

Lyle D. Noyes
Chief of Housing Inspections

LDN/cw
cc: George Flaherty

Joseph Westner, Office of Congressional Relations
Washington, D. C.

MAY 11 1973

1.3PMC (Sieminski)


Creeley S. Buchanan, Manchester Area Office, 1.3S

Draft Reply to Senator Hathaway's Letter of
April 10, 1973 Mail Code SC 28299

As requested, we have prepared a draft reply related to the letter inquiry from Saba O. Chase and the Dorse Corporation of Portland.

You may be interested to note that inspection of this structure at this time apparently was as a result of a complaint received from a tenant occupying the building. We have also been advised that this corporation owned a multi-family structure in the Longfellow Square Code Enforcement Program area, which was brought into compliance with applicable city codes. Therefore, there was prior knowledge by the Dorse Corporation of all code requirements prior to the acquisition of the subject apartment structure. For your additional information, we are enclosing the appropriate sections relating to bathtub or shower requirements contained in the nationally accepted codes.

Should you have additional questions, please feel free to contact me.


Area Director

Enclosures (2)

action and who are financially qualified, can be given a priority for placement in public or other subsidized housing.

Regarding the question as to the basis for the necessity of a bath or shower within the confines of each unit, I can only indicate that all nationally recognized housing codes require this as standard procedure in multiple family structures. These codes include the Uniform Housing Code of 1970.

Young, Smith
495

DRAFT

Dear Senator Hathaway:

This is with reference to the letter to you of April 4, 1973, related to housing code inspections on the property at 75-77 Danforth Street owned by the Dorse Corporation. Because this letter involved several pertinent questions, I directed my inquiry to the HUD Area Office in Manchester. Based on their files and appropriate inquiry with officials of the City of Portland, they have provided the following information.

The Portland Housing Code was amended in 1968 to include the requirement of one bathtub or shower in every dwelling unit. This amendment was necessary to bring the Code into conformance with all nationally recognized housing codes, and was required by HUD as a condition of recertification of Portland's Workable Program for Community Improvement. As you know, Workable Program is a legislative prerequisite for local participation in certain renewal and redevelopment related programs.

The Manchester Area Office also advised me that with reference to Dorse Corporation's concern for the higher rents necessitated by code stimulated improvements, that any families who are displaced through local governmental action and who are financially qualified, can be given a priority for placement in public or other subsidized housing.

Regarding the question as to the basis for the necessity of a bath or shower within the confines of each unit, I can only indicate that all nationally recognized housing codes require this as standard procedure in multiple family structures. These codes include the Uniform Housing Code of 1970.

Yessing

2

the BOCA Basic Housing Code, 1970 edition, and the Southern Standard Housing Code, 1970 edition. The associations responsible for publication of these codes are composed of various manufacturers, building tradesmen, governmental officials, including those concerned with health, and others who are concerned with housing quality and share the goal of providing a safe, decent, and sanitary dwelling for every American family.

Based on the foregoing, it is not unreasonable to expect a bath or shower within a rental property.

Sincerely,

Honorable William D. Hathaway
United States Senate
Washington, D. C. 20510

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
34 BROADWAY, NEW YORK, NEW YORK 10013

Yesing, [unclear]
495

MAY 16 2 25 PM '73
SEP 13 1967
U. S. D.
MANCHESTER AREA

REGION I

Mr. John E. Tencario
City Manager
City Hall
Portland, Maine

We are delighted to notify you that the application for recertification of the Workable Program for Community Improvement of your community establishing continued eligibility for Urban Renewal and Public Housing activities has been approved by Department of Housing and Urban Development Secretary, Dr. Robert C. Weaver. We are enclosing a certificate suitable for public display as evidence of participation in this national effort to improve urban America.

The basic objectives of the Workable Program are the prevention of physical deterioration, the identification of appropriate remedial measures neighborhood by neighborhood, assurance that development and redevelopment proceeds within the framework of comprehensive planning, the development of relocation planning and the generation of public support for desirable goals for physical improvement by means of an effective citizen program.

The services of the Department of Housing and Urban Development are available to advise on specific conditions to be fulfilled for any Federal assistance for which the community may wish to apply.

Best wishes are extended to community officials and citizen groups for the continued development of program activities designed to assist in providing urban areas with better physical environments.

Sincerely yours,

cc: Mr. Howard U. Waller
Redevelopment Director
Portland Urban Council Authority

Mr. William Bruce Dalton
Planning Director
City Planning Board

Judah Gribetz
Regional Administrator

REG. I. ADMIN: PILLMAN:sd 9/8/67

cc: CF Pillman Young, Wash. ✓
Bonkoski/Serie F. Rubin/Behob&Codes
F. Batstone/Planning M. Siagel
B&Chron

WORKABLE PROGRAM
CITY OF PORTLAND, MAINE
1967-1968 CERTIFICATION PERIOD

EXPIRATION DATE: SEPTEMBER 1, 1968

COMMENTS

Recertification of Portland's Workable Program on September 1, 1968 will be conditioned upon a showing of continued progress and evidenced by the submission of the following information and documentation:

Codes and Ordinances

1. a) We wish to bring to your attention the provisions of Section 101(c) of the Housing Act of 1949, as amended, which provides in part, that by September 2, 1967, "No Workable Program shall be certified or recertified unless (A), the locality has had in effect, for at least six months prior to such certification or recertification a minimum standards Housing Code related but not limited to health, sanitation and occupancy requirements, which is deemed adequate by the Secretary and (B) the Secretary is satisfied that the locality is carrying out an effective program of enforcement to achieve compliance with such Housing Code.
b) In this connection, subsequent recertifications will depend largely upon (1) submission with the next request for recertification evidence of the existence of an effective program for the enforcement of all the required codes including adequate budget, sufficient trained staff, and an appropriate system of forms, records and reporting, (2) the actions taken by the community to keep its codes up-to-date, (3) the success of the community in making reasonable progress in meeting the schedules established in its long-range housing code compliance program in accordance with Workable Program Guidelines.
2. Submit a report of activities of the Codes Review Committee. This year the Committee should review the adequacy of staffing and funds required to administer and enforce all codes, especially the Housing Code. Further, all codes should be reviewed and updated to meet the Technical and Administrative standards of the nationally recognized model codes.
3. Upon a subsequent review of Chapter 337 (Minimum Standards for Dwellings) we find the following amendments are required in order to meet Federal requirements for an acceptable code:
 - a) Amend definition of Dwelling Unit to include "sanitary facilities".
The B.O.C.A. Basic Housing Code defines Dwelling Unit as:

Portland, Maine

One or more rooms arranged for the use of one or more individuals living together as a single house-keeping unit, with cooking, living, sanitary and sleeping facilities.

b) Section 6(a)1, permits the sharing of the use of a single flush-inventory basin and bath-tub or shower by two dwelling units under certain conditions. Please refer to Guideline 11, page 4, sub-paragraph enclosed which requires a code to include "A fully equipped bath-toilet facility for every dwelling unit". If in certain individual cases this presents a hardship, as outlined in Program Guide 11 closed, the housing appeals board may modify or waive such requirement.

4. Under documentation dated April 1966 (Housing Code Compliance Program) has been a delineation of neighborhoods under the City's Systematic Code Program. The map does not identify Tract 93 (Waterfront) and Harbor Islands). We also note, referring to your priority schedule that the Caddale and Portland areas scheduled for completion in 1968 a substantial number of units remaining in non-compliance. In order for the City to meet its schedule of inspections and comply with the required paragraph 1(a) and (b) above, immediate review should be undertaken. Administrative and Enforcement policies of the responsible codes shall be reviewed. In this regard we offer the aid of our codes specialist who will arrange to meet with the City's responsible code officer in the near future.

Comprehensive Community Plan

Submit the following:-

5. Revised sub-division regulations with evidence of Local Governing Body adoption.
6. Community Facilities and Public Improvements Program scheduled for July 1968.
7. Provide a target date for a comprehensive revision of the zoning code. It is noted that 103 and 54 variances were granted during the two year certification years.

Neighborhood Analyses

8. Review and updating of the Neighborhood Analyses should be a continuing function so that its recommendations can be effectively utilized in overall improvement program.

COPY

WORKABLE PROGRAM
CITY OF PORTLAND, MAINE
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- b) In this connection, subsequent recertifications will depend largely upon (1) submission with the next request for recertification evidence of the existence of an effective program for the enforcement of all the required codes including adequate budget, sufficient trained staff, and an appropriate system of forms, records and reporting, (2) the actions taken by the community to keep its codes up-to-date (3) the success of the community in making reasonable progress in meeting the schedules established in its long-range housing code compliance program in accordance with Workable Program Guidelines.
2. Submit a report of activities of the Codes Review Committee. This year the Committee should review the adequacy of staffing and funds required to administer and enforce all codes, especially the Housing Code. Further, all codes should be reviewed and updated to meet the Technical and Administrative standards of the nationally recognized model codes.
3. Upon a subsequent review of Chapter 307 (Minimum Standards for Dwellings) we find the following amendments are required in order to meet Federal requirements for an acceptable code:
 - a) Amend definition of Dwelling Unit to include "sanitary facilities". The B.O.C.A. Basic Housing Code defines Dwelling Unit as:

Portland, Maine

One or more rooms arranged for the use of one or more individuals living together as a single house-keeping unit, with cooking, living, sanitary and sleeping facilities.

- b) Section 6(a)1, permits the sharing of the use of a single flush toilet, lavatory basin and bath-tub or shower by two dwelling units under certain conditions. Please refer to Guideline II, page 4, sub-paragraph (b) enclosed which requires a code to include "A fully equipped bath and toilet facility for every dwelling unit". If in certain individual cases this presents a hardship, as outlined in Program Guide #1, enclosed, the housing appeals board may modify or waive such requirement.
4. Under documentation dated April 1966 (Housing Code Compliance Program) there has been a delineation of neighborhoods under the City's Systematic Housing Code Program. The map does not identify Tract #3 (Waterfront) and #24 (Harbor Islands). We also note, referring to your priority schedule (page 14) that the Oakdale and Portland areas scheduled for completion in 1966 have a substantial number of units remaining in non-compliance. In order for the City to meet its schedule of inspections and comply with the requisites of paragraph 1(a) and (b) above, immediate review should be undertaken of the Administrative and Enforcement policies of the responsible codes officials. In this regard we offer the aid of our codes specialist who will arrange to meet with the City's responsible code officer in the near future.

Comprehensive Community Plan

Submit the following: -

5. Revised sub-division regulations with evidence of Local Government Body adoption.
6. Community Facilities and Public Improvements Program scheduled for completion July 1968.
7. Provide a target date for a comprehensive revision of the zoning ordinance. It is noted that 103 and 54 variances were granted during the two part recertification years.

Neighborhood Analyses

8. Review and updating of the Neighborhood Analyses should be a continuous function so that its recommendations can be effectively utilized in the City's overall improvement program.

PE

L. W. FULLBRIGHT, ARK., CHAIRMAN
JOHN SPARKMAN, ALA.
MIKE MANFIELD, MONT.
FRANK CHURCH, IDAHO
STUART SPENCER, MD.
CLAY BURNETT, R.I.
EDWARD W. MC GEE, WYO.
EDMUND S. MUSKIE, MAINE
GEORGE MC GOVERN, S. DAK.
ROBERT W. DOMPHNEY, MINN.
GEORGE D. Aiken, VT.
CLIFFORD P. CASE, N.J.
JACOB K. JAVITS, N.Y.
MURKIN SCOTT, PA.
JAMES B. PEARSON, KANS.
CHARLES H. PERCY, ILL.
ROBERT P. GRIFTIN, MICH.
CARL MARCY, CHIEF OF STAFF
ARTHUR M. KUNA, CHIEF CLERK

United States Senate

COMMITTEE ON FOREIGN RELATIONS
WASHINGTON, D.C. 20510

April 13, 1973

Mr. Lyle D. Noyes, Chief of Housing Inspections
Health Department - Housing Division
389 Congress Street
Portland, Maine 04111

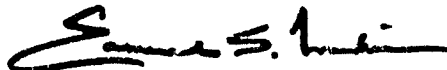
Dear Mr. Noyes:

I have received a copy of a letter which was written to you by Seba G. Chase, Treasurer of the Dorse Corporation in Portland under date of April 4, 1973.

This letter is merely to express my interest in the matter and trust that you offer whatever appropriate assistance you can in resolving the problems involved.

With best wishes,

Sincerely,



Edmund S. Muskie
United States Senator

PETER N. KYROS
1ST DISTRICT, MAINE

Congress of the United States
House of Representatives
Washington, D.C. 20315
April 18, 1973

COMMITTEE
INTERSTATE AND
FOREIGN COMMERCE
MERCHANT MARINE
AND FISHERIES

Mr. Lyle D. Noyes, Director
Housing Division
City of Portland Health
Department
City Hall
Portland, Maine

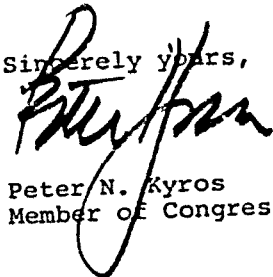
Dear Mr. Noyes:

I have recently received the enclosed correspondence from Seba O. Chase of the Dorse Corporation regarding a housing code which requires every dwelling to have a three piece bath within the confines of the unit. I notice that Ms. Chase has also sent a copy of this letter to you.

I would appreciate it if you would share with me your reply to Ms. Chase's letter. Your comments on this matter would also be welcomed so that I may accurately respond to the correspondence.

With thanks and best wishes,

Sincerely yours,



Peter N. Kyros
Member of Congress

Enclosure

P.O. Box 1024
Portland, ME 04104
April 4, 1973

The Honorable Peter N. Kyros
House of Representatives
Washington, D. C. 20013

Dear Mr. Kyros:

There is a housing code in the City of Portland, Maine which was amended in 1968 (I have been informed it was initiated by the Federal Government) that requires every dwelling unit to have a 3-piece bath within the confines of the unit.

We own a building at 75-77 Danforth Street, Portland, Maine and several units in this house do not have a private bath - they share the bath with 2 or 3 other people and the bath is separate from their rooms.

The City of Portland Health Department-Housing Division has made an inspection of this property and has sent us a list of violations of municipal codes relating to housing conditions.

Enclosed is a copy of the letter we have sent to them inquiring as to means of obtaining funds to do this work. We are not too concerned about obtaining funds - we are quite certain we will be able to obtain them from one source or another. Our concern is our present tenants. As stated in the enclosed letter, several of these people have very low incomes and will be unable to pay the rents we will be forced to charge in order to make these improvements.

Below is a list of a few of the people we know to be in serious trouble as far as paying additional rent:

- #1 - Lady works - very low income - rent \$11 per week
- #2 - Husband gets disability pension, wife has low income - \$18
- #4 - Man - Social Security - \$60 per month rent
- #6 - Welfare recipient - rent \$52 per month
- #7 1/2 - Woman - small Social Security - \$49 per month rent
- #9 - Woman unable to work - her mother pays the rent - \$49 per month
- #10 - Man - Social Security - \$56 per month
- #11 - Waitress - lady is not well, low income - \$18 per week rent
- #14 - Mother and son - son works - low income - \$22 per week rent
- #15 - Mother and daughter - domestics - \$12 per week rent
- #16 - Welfare recipients - \$22 per week

P.O. Box 1024
Portland, ME 04104
April 4, 1973

The Honorable Peter N. Kyros
House of Representatives
Washington, D. C. 20013

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Below is a list of a few of the people we know to be in serious trouble as far as paying additional rent:

- #1 - Lady works - very low income - rent \$14 per week
- #2 - Husband gets disability pension, wife has low income - \$18
- #4 - Man - Social Security - \$60 per month rent
- #6 - Welfare recipient - rent \$52 per month
- #7 - Woman - small Social Security - \$49 per month rent
- #9 - Woman unable to work - her mother pays the rent - \$49 per month
- #10 - Man - Social Security - \$56 per month
- #11 - Waitress - lady is not well, low income - \$18 per week rent
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- #15 - Mother and daughter - domestics - \$12 per week rent
- #16 - Welfare recipients - \$22 per week

The Honorable Peter N. Kyros - 2 -

April 4, 1973

These people all have hot and cold running water and a kitchen sink in their unit and, at this point, a small refrigerator and gas stove.

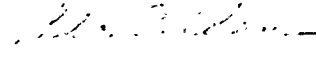
Could you please explain why it is necessary for every unit to have a complete bath within the confines of the unit? These people have lived this way comfortably for years - the baths are clean. What facts support this code?

When we bought this property, we fully intended to improve the standards and have proved this by work already accomplished but we cannot see where not having a full bath within the confines of the unit makes it sub-standard.

We would appreciate any information you can give us. We are truly concerned about our tenants and would appreciate a prompt reply.

Sincerely yours,

DORSE CORPORATION


Seba O. Chase, Treasurer
Dorothy C. DeCosta, President

Enc.

CC: Lyle D. Noyes

Same letter to: Richard M. Nixon
Edmund S. Muskie
William D. Hathaway
William S. Cohen
John E. Menario
Edward I. Bernstein
Gerard P. Conley

PETER N. KYROS
1ST DISTRICT, MAINE

Congress of the United States
House of Representatives
Washington, D.C. 20515

COMMITTEES
INTERSTATE AND
FOREIGN COMMERCE
MERCHANT MARINE
AND FISHERIES

June 26, 1973

Mr. Lyle D. Noyes, Director
Housing Division
City of Portland Health
Department
City Hall
Portland, Maine 04011

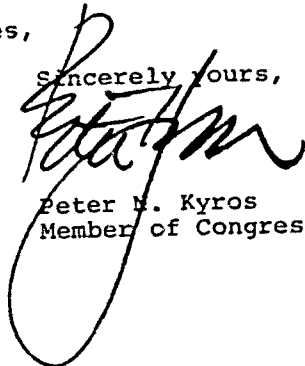
Dear Mr. Noyes:

This is in further reference to my previous correspondence to you of April 18, 1973, regarding a letter from Seba O. Chase. As you will recall, the correspondence concerned a provision of the housing code which requires every dwelling to have a three piece bath unit within the confines of the unit.

I would appreciate it if you would advise me if you have taken any action in this regard. If perhaps you have responded to Ms. Chase, I would appreciate receiving a copy of your reply. Any help you may offer would be most welcome, and I will look forward to hearing from you.

With thanks and best wishes,

Sincerely yours,


Peter N. Kyros
Member of Congress

July 10, 1973

Congressman Peter N. Kyros
House of Representatives
Washington, D.C. 20515

Re: Your correspondence dated
June 26, 1973 - Dorse Corporation -
Seba O. Chase, Treasurer

Dear Congressman Kyros:

Enclosed, please find copy of my correspondence to the Dorse Corporation, Seba O. Chase, Treasurer, concerning a "Notice of Housing Conditions" listing violations of Portland's Housing Code in property located at 75-77 Danforth Street, also a copy of comments to the City of Portland from the Department of Housing and Urban Development which made necessary the amendments to the Housing Code before Recertification of Portland's Workable Program for 1967-1968 Certification Period.

Please do not hesitate to call if I can be of further service to you.

Sincerely yours,


Lyle D. Hayes

Chief of Housing Inspections

Encl.

CITY OF PORTLAND, MAINE
HEALTH DEPARTMENT
2071 775-5451



ARTHUR A. HUGHSON, C.P.H., M.P.H.
HEALTH OFFICER

July 10, 1973

Dorse Corporation
P.O. Box 1024
Portland, Maine 04104
Attn: Seba O. Chase, Treasurer

Re: 75-77 Danforth Street,
Portland, Maine

Gentlemen:

Please forgive the delay in answering your letter concerning the list of Housing Code deficiencies found on investigation by Inspector Gene Stone at the property owned by you at 75-77 Danforth Street. Mr. Stone left our employment at about the time a reinspection was due and his replacement Inspector Daniel Swasey will be in contact with you within the next few days.

To answer some of the questions asked in your letter to me, please understand that the Housing Inspections Division of the Health Department is directed only to enforce the Housing Code, an ordinance that sets the minimum standards for decent, safe, and sanitary housing conditions for residents of the City of Portland:

The "Notice of Housing Conditions" issued 3/28/73 listing housing deficiencies, also states that, "a satisfactory work schedule may be arranged if you are unable to make such repairs within the specified time by contacting this office." We will be glad to work out such an arrangement with you.

If the cost of bringing this building up to those minimum standards makes it necessary for you to increase rents beyond their ability to pay, your tenants with limited incomes may be best advised to apply to the Portland Housing Authority for their housing needs.

As stated in our previous telephone conversations, the 1968 Amendments to the Housing Code. (copy enclosed)

(a) Page 1 Definitions: Section 307.2 "Dwelling Unit"
(b) Page 7 Basic Facilities: Section 307.6(a)
were required for Recertification of Portland's "Workable Program" application by the United States Department of Housing and Urban Development in order to bring Portland's Housing Code up to a national standard established by the A.P.H.A. (American Public Health Association) for decent, safe, and sanitary housing.

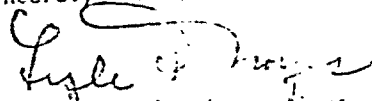
.../2

Page 2

Our files show that you are to be commended for the improvements made during the past two years in other property owned by the Morse Corporation and having had some very similar deficiencies.

Please feel free to call on us for any assistance we may be able to afford while making your corrections to this property.

Sincerely Yours,


Chief of Housing Inspections

cc. President Richard M. Nixon
Senator Edmund S. Muskie
Senator William D. Hathaway
Congressman Peter N. Kyros
Congressman William S. Cohen
Governor Kenneth M. Curtis
Mayor Edward I. Bernstein
Counselor Gerard P. Conley
City Manager John E. Menario.

March 21, 1973

Lorae Inc.
c/o Dorothy DeCosta
P.O. Box 1024
Portland, Maine

Corrected 3/22/73
Re: 75 Danforth Street

Dear Mrs. DeCosta:

We recently received a complaint and an inspection was made of the property owned by you at 75 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

1. Determine the reason and remedy the condition that causes the lack of electricity.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before March 22, 1973.

Sincerely,

Lyle D. Noyes
Chief of Housing Inspections

LDN/aw

Inspector _____

SENDER: *75-77 Nantux St.*
Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

Show to whom, date and address where delivered Deliver ONLY to addressee

RECEIPT

Received the numbered article described below

REGISTERED NO. _____ SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO. *419241* ① *Dora Corp*
INSURED NO. _____ SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED *MAR 30 1975* ② *Wesley O. Clark Jones*
SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

LDN/72

NOTICE OF HOUSING CONDITIONS

DU 17

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

Location: 75-77 Danforth Street
Project: General
Issued: 3-28-73
Expires: 5-28-73

The Dorse Corporation
c/o Mrs. DeCoste
P.O. Box 1024
Portland, Maine

Dear Mrs. DeCoste:

An examination was made of the premises at 75-77 Danforth Street
Portland, Maine, by Housing Inspector Stone. 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 May 28, 1973. 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.

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 Stone

By John J. Duggan
Chief of Housing Inspections

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

1. Replace the loose and sagging ceiling plaster, second floor rear left, left middle and left front hallway. 3-b
2. Replace the broken glass of the first floor rear left hallway window. 3-c
3. Replace the loose ceiling plaster, third floor left front hallway. 3-b
4. Determine the reason and remedy the condition that causes the signs of leakage of the third floor right front hallway ceiling. 3-b
- *5. Repair or replace the inoperative electrical ceiling light fixture, first floor right front hallway. 8-a
- *6. Replace the broken treads, second floor left front and right front hall stairway. 3-d
- *7. Replace the broken glass of the first floor right front exterior door. 3-c
- *8. Replace the broken treads of the right front cellar stairway. 3-d
9. Replace the broken glass of the cellar window. 3-c
- *10. Enclose fuel input pipes overall the cellar. 3-a
- *11. Remove and properly dispose of all litter and debris overall the cellar. 4-b
- *12. Point up the rear left, right front and right inside foundation. 3-a
- *13. Remove and properly dispose of all litter and debris from the bulkhead in left cellar. 3-d
- *14. Install railing in right front cellar stairway, and left front cellar stairway. 3-d
- *15. Replace the broken treads, left front cellar stairway. 3-b
16. Replace the loose plaster, left front cellar stairway. 3-a
17. Point up the right rear inside foundation. 3-b
18. Replace or point up the loose and missing brick of interior support wall overall the cellar. 3-a

continued -

75-77 Danforth Street - continued

*19.	Replace the broken treads & risers of the right rear cellar stairway.	3-d
*20.	Install hand railing, right rear cellar stairway.	3-d
*21.	Provide Adequate artificial illumination in right rear cellar stairway.	8-c
*22.	Replace the missing switch cover, left front cellar stairway.	8-e
*23.	Repair or remove the loose electrical wires overall the cellar.	8-e
*24.	Repair the broken treads of the right front porch stairway.	3-d
*25.	Replace the broken treads of the right front porch and left front porch stairways.	3-d
26.	Install hand railing on right front porch and left front porch stairways.	3-a
27.	Replace the loose and missing gutter and trim on the right roof.	3-d
*28.	Point up the right and front exterior foundation	3-d
*29.	Replace the loose and broken treads, first floor rear left exterior stairway.	3-d
30.	Repair or replace the loose and broken ballusters, third floor rear left porch.	3-a
31.	Replace and repair the loose, missing and hanging trim on left and front roof.	3-a
32.	Repair or replace the loose and broken cornice section on left roof.	3-a
	Point up the loose bricks of the front foundation.	3-a
	<u>Third Floor - Rear Left</u>	
33.	Replace the broken glass of the kitchen window.	3-c
34.	Replace the loose sashes in the kitchen, living room and bedroom windows.	3-c
*35.	Repair the inoperative ceiling light fixture in the pantry.	8-a
36.	Replace the missing putty in the living room and bedroom windows.	3-c
37.	Repair or replace the loose and missing ceiling plaster in the bedroom.	3-b
38.	Replace the rotted sash in the bedroom window.	3-c
*39.	Install a 3 piece bathroom consisting of a flush toilet, lavatory and tub or shower within the confines of the apartment.	6-a
40.	Repair or replace the loose and broken frame of the kitchen door.	3-d
	<u>Second Floor - Left Middle</u>	
41.	Replace the broken glass of the living room window.	3-c
42.	Replace the missing putty of the living room window.	3-c
43.	Replace the loose wall and ceiling plaster in the living room.	3-b
*44.	Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment.	6-a
	<u>Second Floor - Left Middle</u>	
45.	Replace the broken glass of the living room window.	3-c
46.	Replace the missing putty in the living room window.	6-c
*47.	Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment.	6-a
	<u>Third Floor - Left Front</u>	
48.	Repair the loose sash of the living room window.	3-c
49.	Replace the missing putty of the living room window.	3-c
*50.	Install a 3-piece bathroom consisting of a flush toilet, lavatory and a tub or shower within the confines of the apartment.	6-a
	<u>First Floor - Left Middle</u>	
51.	Replace the broken glass of the living room window.	3-c
52.	Replace the missing putty in the kitchen window.	3-c
	<u>First Floor Right Rear</u>	
53.	Replace the loose and missing plaster on the kitchen wall and bedroom ceiling.	3-c
*54.	Remove the illegal wiring in the kitchen.	8-d
55.	Replace the missing putty of the kitchen window.	3-c
56.	Replace the rotted and broken sash in the kitchen window.	3-c
57.	Repair the loose sash of the kitchen window.	3-c
*58.	Install a 3-piece bathroom consisting of a flush toilet, lavatory and tub or shower within the confines of the apartment.	6-a

continued -

75-77 Danforth Street - continued

First Floor - Right Middle

- | | | |
|------|---|-----|
| *59. | Repair or replace the two electrical outlet convenience on the kitchen and living room walls. | 8-e |
| 60. | Determine the reason and remedy the condition that causes the signs of leakage of the living room and kitchen ceilings. | 3-b |
| 61. | Replace the loose and missing plaster on the living room walls and ceiling. | 3-b |
| 62. | Replace the missing putty in the living room and kitchen windows. | 3-c |
| 63. | Replace the loose and sagging ceiling plaster in the kitchen. | 3-b |
| 64. | Replace the broken glass of the kitchen window. | 3-c |
| 65. | Install sash cords in the kitchen window. | 3-c |
| *56. | Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. | 6-a |

Second Floor - Rear Left

- | | | |
|------|--|-----|
| 67. | Replace the missing putty in the living room window. | 3-c |
| 68. | Install sash cords in the living room window. | 3-c |
| 69. | Determine the reason and remedy the condition that causes the signs of leakage of the kitchen ceiling. | 3-b |
| *70. | Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. | 6-a |

Second Floor - Right Front

- | | | |
|------|--|-----|
| 71. | Replace the loose ceiling plaster in the living room. | 3-b |
| 72. | Repair and replace the loose and rotted sashes in the living room window. | 3-c |
| *73. | Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. | 6-a |

Second Floor - Right Rear

- | | | |
|------|--|-----|
| 74. | Replace the broken glass of the bedroom and kitchen windows. | 3-c |
| 75. | Replace the broken sash of the kitchen window. | 3-c |
| *76. | Replace the missing outlet cover and switch cover on the living room wall. | 8-e |
| 77. | Replace the loose ceiling plaster in the living room. | 3-c |
| *78. | Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. | 6-a |

Third Floor - Right Rear

- | | | |
|-----|--|-----|
| 79. | Replace the missing putty in the living room window. | 3-c |
| 80. | Install sash cords in the kitchen and bedroom windows. | 3-c |

First Floor - Left Front

- | | | |
|------|--|-----|
| 81. | Replace the missing putty in the living room window. | 3-c |
| 82. | Replace the loose wall plaster in the kitchen. | 3-b |
| *83. | Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. | 6-a |

First Floor - Rear Left

- | | | |
|------|--|-----|
| 84. | Replace the loose and sagging ceiling plaster in the kitchen and right bedroom. | 3-b |
| *85. | Remove the illegal wiring from the kitchen ceiling. | 8-d |
| 86. | Replace the loose and missing plaster from the left bedroom wall and bathroom. | 3-b |
| 87. | Determine the reason and remedy the condition that causes the signs of leakage of the right bedroom ceiling. | 3-b |
| 88. | Replace the missing putty from the right and rear bedroom windows. | 3-c |

Second Floor - Right Middle

- | | | |
|------|--|-----|
| 89. | Replace the loose ceiling plaster in the kitchen. | 3-b |
| 90. | Replace the missing putty in the living room window. | 3-c |
| *91. | Install a 3-piece bathroom consisting of a flush toilet, lavatory, tub or shower within the confines of the apartment. | 6-a |

* FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED #5,6,7,8,11,13,14,15,19,20,21,22, 23,24,25,28,29,35,39,44,47,50,54,58,59,66,70,73,76,78,83,85,91 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

75-77 Plainfield, NJ
SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

Show to whom, date and address where delivered Deliver ONLY to addressee

RECEIPT
Received the numbered article described below

REGISTERED NO. _____
CERTIFIED NO. 419210
INSURED NO. _____
DATE DELIVERED MAR 22 1972

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
Doris Cozz
SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
Sabra Chase Lewis
SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

March 21, 1973

Dorse Inc.
c/o Dorothy DeCosta
P.O. Box 1024
Portland, Maine

Re: 75-77 Danforth Street

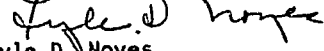
Dear Mrs DeCosta:

We recently received a complaint and an inspection was made of the property owned by you at 75-77 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

1. Provide a minimum room temperature of 68° F. in all habitable rooms in accordance with Chapter 307 of the Housing Code of the City of Portland.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before March 22, 1973.

Sincerely,


Lyle D. Noyes
Chief of Housing Inspections

LDN/cw

Inspector 

March 21, 1973

Dorse Inc.
c/o Dorothy DeCosta
P.O. Box 1024
Portland, Maine

Re: 75-77 Danforth Street


Dear Mrs DeCosta:

We recently received a complaint and an inspection was made of the property owned by you at 75-77 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

1. Provide a minimum room temperature of 68° F. in all habitable rooms in accordance with Chapter 307 of the Housing Code of the City of Portland.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before March 22, 1973.

Sincerely,


Lyle D. Noyes
Chief of Housing Inspections

LDN/cw

Inspector 

75 *Manhattan St*
SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

Show to whom, date and address where delivered Deliver ONLY to addressee

RECEIPT
Received the numbered article described below

REGISTERED NO. _____
CERTIFIED NO. *419211*
INSURED NO. _____
DATE DELIVERED **MAR 22 1973**

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
Dorse Corp
SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
Saba Chase Lewis
SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

March 21, 1973

Dorse Inc.
c/o Dorothy DeCosta
P.O. Box 1024
Portland, Maine

Re: 75 Danforth Street

Dear Mrs. DeCosta:

We recently received a complaint and an inspection was made of the property owned by you at 75 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

1. Determine the reason and remedy the condition that causes the lack of electricity.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before March 22, 1973.

Sincerely,


Lyle D. Noyes
Chief of Housing Inspections

LDN/cw

Inspector 

March 21, 1973

Dorse Inc.
c/o Dorothy DeCosta
P.O. Box 1024
Portland, Maine

Re: 75 Danforth Street


Dear Mrs. DeCosta:

We recently received a complaint and an inspection was made of the property owned by you at 75 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

1. Determine the reason and remedy the condition that causes the lack of electricity.

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before March 22, 1973.

Sincerely,


Lyle D. Noyes
Chief of Housing Inspections

LON/cw

Inspector _____

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-17-73	BY	JS	DISTRICT	Stone
REQUEST BY	NAME	Anon			
	ADDRESS				
OWNER	NAME	Mrs De Costa			
	ADDRESS	Palmer St			
CONDITIONS	ADDRESS	77 Danforth St. 3rd fl.			
COMMENTS	<p>Coul & Calvin Perry live in this apt. & have a new baby. The caller states there is no heat in there.</p> <p>IVO 3/21/73</p>				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE -	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-21-73	BY	Lyle	DISTRICT	5th
REQUEST BY	NAME	Wm Bradford			
	ADDRESS	75 Danforth St. Apt. 12			
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	75 Danforth St.			
No lights					
COMMENTS	1/21 N.S. W. 12/12				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

PORTLAND HEALTH DEPARTMENT

REFERRAL MEMORANDUM

HOUSING INSPECTIONS DIVISION
HEALTH DEPARTMENT

To: Mr. Goodwind, Building Inspection Dept.
From: Housing Division
Subject: 75-77 Dantorth Street (Apt. 11)

Date: 2/6/70

Conditions or Defects:

There are two drains on one trap. The drain from the set-tub is backing up creating fungus and mold and giving off a foul odor. Will you please check on this condition and report back to this department.

[Signature]
Housing Inspector

pk

The responsible department or division is requested to reply on this form and return the form to the Housing Inspections Division.

Reply:

Date:

Division or Department Head

Instructions: Inspectors will complete this form in triplicate retaining one copy for the tickler file and two copies to the street file. The original will be sent to the responsible division or city department.

MAINE PRINTING CO. PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION

Mrs. Eva Goldowitz
77 Danforth Street, Apt. 14
Portland, Maine



PORTLAND HEALTH DEPARTMENT
Loc. 75 Danforth St. 14
Loc w/i S
Bldg X Fire X Elec X Other
Issued January 20, 1946
Expires February 20, 1946

Dear Sir: _____ an examination was made of the premises located
On 75 Danforth Street, Apt. 14, Portland, Maine
at _____

Non-compliance with the ordinances relating to housing conditions was found as detailed below.
In accordance with the provisions of the above ordinance, you are hereby ordered to
correct these defects according to specifications within the time limits allowed. Failure to
comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be ob-
tained from the Building Inspector, Health, Fire or other City Departments. These must be ob-
tained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at
this Office, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections
have been completed.

Very truly yours,
Boris A. Vanadzin, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

~~GENERAL~~
Repair and put in good order all dilapidated and hazardous parts of the apartment
as follows:

- a. Repair or replace the loose plaster on the ceiling of the kitchen in
apartment 14, at 75 Danforth.
- b. Fix the loose window panes in all of the windows of apartment 14-75 Danforth.

~~NECESSARY REPAIRS~~
Check and have repaired all defective electric wiring and electrical equipment
throughout the apartment.

- a. Repair or replace the defective light fixtures in the kitchen of apartment 14.

The above mentioned conditions are in violation of Chapter 377 of the Municipal
Code of the City of Portland, and must be corrected on or before February 20, 1946.

Paternal name,

Board of Health Dept

Dear Sir

would you please look into
the situation for me
at once. I live at

77 Danforth St Apt 6.

Black Stairs by corner the place

the thermometer on furnace

does not work as it should

and they get way down

every night so that the

fire goes out the house

is so cold. I spoke to him

about it. He said any one

would not expect heat after

11-30 I told them they were

supposed to have heat

(I am Half Korean and have a heart condition)

The old woman tells the
Linn said the same
I have a little Baby Less
than 3 weeks old she got
cold and is in the hospital
I am trying to work for
Lucan tree but I am
afraid with this cold
my wife is with the Baby
and wants to come Home
Friday. It is not safe the
way it is here at World
We can't see death I am
not the only one suffering
with the cold from it

3)

Wm Fortier in the other
side of the House is just
the same and a young
Man by the name of MacLellan
and his mother are in the same
stage and a young Lady
on third floor they call
Kay work at Pavilion tea
Room, will you please attend
to it at once for me or at
least cut me out \$30 for
Hospital all ready for the
lack of heat. It is cold
in day time, but after midnight
it is terrible and is not safe
to bring my wife and baby
in here Sunday night

So please attend to it at
once or have some one
I will be home here after ^{Friday 27}
5 P.M. every night and ^{not 23}
afternoon Friday's most of
the time so please help
me out or some one a little
child's life means a lot
to me, as well as other
being the same in the
House. Kindly Leon G. ^{Wiley}
apt. 6 Side Door

77 Danforth St.
Portland Maine

Please attend to it for my
Baby's sake and other
in the House. Dr. at Hospital
said it should be near 70 Degree
night

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-15-73	BY	CW	DISTRICT	Stone
REQUEST BY	NAME	Mrs. Furco Apt # 6 - Rear			
	ADDRESS	77 Hanford St			
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	77 Hanford St.			
<p style="text-align: center;">Ceilings are leaking! No vents!</p>					
COMMENTS	3/16 Owner claims she didn't make complaint miss violations were there but were corrected. JJ				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	<input checked="" type="checkbox"/>	HOUSING	<input checked="" type="checkbox"/>	NURSING
	ROUTINE		SPECIAL		BY
PRIORITY	URGENT		REPORT TO		DATE



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 2, 1986

Richard Harris
25 Jackson Street
Portland, ME 04103

Re: 77 Rear Danforth Street

Dear Mr. Harris:

We recently received a complaint and an inspection was made by Code Enforcement Officer K. A. Taylor of the property owned by you at 77 Rear Danforth St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

BASEMENT

1. STAIRWAY - ceiling - cracked plaster.
2. STEPS - loose and damaged.
3. STAIR - handrail - missing.
4. Asbestos pipe - lagging.


DININGROOM

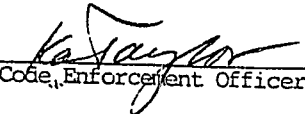
5. CEILING - loose, damaged and falling plaster from ceiling above suspended ceiling.

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 2, 1986

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


Code Enforcement Officer - K. A. Taylor (10)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 20, 1986

Richard Harris
25 Jackson Street, P.O. Box 10254
Portland, ME 04103-04104

Re: 77 Rear Danforth Street

Dear Mr. Harris:

We recently received a complaint and an inspection was made by Code Enforcement Officer K. A. Taylor of the property owned by you at 77 Rear Danforth St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

BASEMENT

1. STAIRWAY - ceiling - cracked plaster.
2. STEPS - loose and damaged.
3. STAIR - handrail - missing.
4. Asbestos pipe - lagging.


DININGROOM

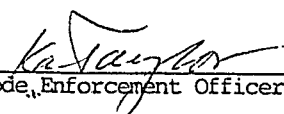
5. CEILING - loose, damaged and falling plaster from ceiling above suspended ceiling.

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 20, 1986.

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 Hennessey
Chief of Inspection Services


Code Enforcement Officer - K. A. Taylor (10)

jmr

P 032 223 755

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See reverse)

PS Form 3800, Feb. 1982
U.S.G.P.O. 1984-446-014

Sent to	Richard Harris
Street and No.	P. O. Box 10250
	25 Jackson Street
P.O. State and ZIP Code	Portland, ME 04104
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom Date and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

Re: 77 Rear Danforth St. - K. Taylor-Hous.

7/22
1:30
meet Tim

10-20-86



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 20, 1986

Richard Harris
25 Jackson Street, P.O. Box 10250
Portland, ME 04103 04104

Re: 77 Rear Danforth Street - 40-A 17

Dear Mr. Harris:

We recently received a complaint and an inspection was made by Code Enforcement Officer K. A. Taylor of the property owned by you at 77 Rear Danforth St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

BASEMENT

1. STAIRWAY - ceiling - cracked plaster.
2. STEPS - loose and damaged.
3. STAIR - handrail - missing.
4. Asbestos pipe - lagging.


DININGROOM

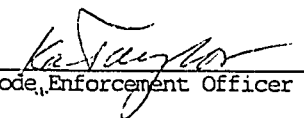
5. CEILING - loose, damaged and falling plaster from ceiling above suspended ceiling.

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 20, 1986.

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 Hennessey
Chief of Inspection Services


Code Enforcement Officer - K. A. Taylor (40) 8

jmr

C. O. L.

CERTIFICATE
OF
COMPLIANCE

DATE: July 22, 1986

DU: 17

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Richard Harris
25 Jackson Street
P.O. Box 10250
Portland, ME 04104

Re: Premises located at 77 Rear Danforth Street *100-A 17*

Dear Mr. Harris:

A re-inspection of the premises noted above was made on July 22, 1986
by Code Enforcement Officer K. A. Taylor

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 June 20, 1986 - IOD

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 July 1991

Sincerely yours,

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

[Signature]
By P. Samuel Hoffses,
Chief of Inspection Services

[Signature]
Code Enforcement Officer K. A. Taylor (10)

jmr