

1012

1982
1982

75R Daniorth Street

SHIP-BUILDERS
EST. 1850

2-103

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 1

CH. 40 BLK A LOT 29 & 19
Location: R 75 Danforth

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 R 75 Danforth Street, Portland, Maine by Code Enforcement Officer M. 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 its 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

-100-301

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 1

CH. 40 BLK ALOT 29 & 19
Location: R 75 Danforth

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

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Planning & Urban Development

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

M. Schmuckal
Code Enforcement Officer - M. Schmuckal

Attachments:

jnr

HOUSING INSPECTION REPORT

OWNER: Mr. Richard Harris
CODE ENFORCEMENT OFFICER: M. Schmuckal (3)
R 75 Danforth Street , PORTLAND, MAINE, 40-A-29 & 19 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. ROOF - worn. | |
| 2. OVERALL - broken exterior trim. | 3-a |
| 3. OVERALL - roof - missing gutters. | 3-a |
| <u>FIRST & SECOND FLOOR DWELLING UNITS</u> | |
| 4. KITCHEN - window - loose windows. | 3-c |
| 5. LIVING ROOM - ceiling - broken and missing ceiling tiles. | 3-b |
| 6. REAR BEDROOM - window - worn sash and frames. | 3-b |
| 7. FRONT BEDROOM - window - worn sash and frames. | 3-b |
| 8. FRONT BEDROOM - ceiling - broken plaster. | 3-b |
| 9. REAR BEDROOM - ceiling - broken plaster. | 3-b |
| 10. REAR BEDROOM - wall - broken plaster. | 3-b |

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 1

CH. 40 BLK ALOT 20 & 19
Location: F 75 Danforth

Project: W-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 R 75 Danforth Street, Portland, Maine by Code Enforcement Officer M. 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.

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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: M. Schmuckal (3)
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10. REAR BEDROOM - wall - broken plaster.	3-b

City of Portland

Housing Inspection Division

RENTING 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) #Ail'd

11) Slp. Rms.

BEATON

4-21

Du

5

1

12) Child Under 10

13) Child i-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

GSH

PL

PE

14

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

4

LO

WINDOWS

KI

WI

3C

5

RM

CEILING

CE

CL

3b

6

WO

SASH / FRAMES

KE

BE

WI

3b

7

WO

SASH / FRAMES

FR

BE

WI

3b

8

BR

PLASTER

FR

BE

CL

3b

9

BR

PLASTER

RE

BE

CL

3b

10

KE

PLASTER

ZE

BE

WI

3b

X
July 21, 1977 ✓

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

Dear Mrs. DeCoste: Re: NCP-West End Neighborhood Conservation Program
75 Rear Danforth Street, Portland, Maine 40-A-18

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

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

1. EXTERIOR WALLS - peeling paint.

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

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

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector M. Leary
M. Leary

vw

City of Portland

Health Department
Check Off Sheet
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name M. L. ...

OK 1.7.1977

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Blk.	10) Insp.	11) Form No.
7/13/77				40	11	P. 00	10E	8	497
12) House No.	13) Sec. H. No.	14) Surt.	15) Direct.	16) Street Name				17) St. Design.	
175									
18) Owner or Agent: <u>The Home Corporation 2400 N. Dearborn</u>							19) Status	20) Bldg's Rat.	
21) Address: <u>1200 W. 120</u>							MBS		
22) City and State: <u>Portland, OR</u>							Zip Code	<u>97201</u>	

23) D. Units	24) Occ. R. U. 's	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants	28) Com' LU.	29) Bldg. Type	30) Stories	31) Const. Mat.	32) O. B. 's
						DF	2	Wood	
33) C. H.	34) Pho.	35) Zoned For	36) Actual Land Use	37) D. D.	38) Lks. Ad. Bth. Fac. Yes No		39) Disp.	40) Closing Date	

EXTERIOR - Structure		Cd. Viol.	INTERIOR - Structure		Cd. Viol.
Foundation	EX/FC	3a	Lighting	LI	8
Walls	FY/WA <u>Peeling Paint</u>	3a	Elec. Wiring	EW	8e
Roof	NO	3a	Floors	FL	3b
Porch	PO	3d	Walls	IN/WA	3b
Stairs	EX/SR	3d	Ceilings	CE	3b
Steps	SP	3d	Windows	IN/WI	3c
Doors	DO	3c	Airshafts	AS	3c
Windows	EX/WI	3c	Roof Rafters	ROR	3a
Eaves	EA	3a	Sanitation	SAH	4e
Trim	TR	3a	Stairways	IN/SRW	3d
Chimney	EX/CH	3e	Stair Treads	SRT	3d
Gutters	GU	3a	Wastelines	WSL	6d
Roof Drains	RD	3a	Supply Lines	SUL	6c
Bulkhead	BU	3d	Stacks	ST	3e
Outbuildings	GB - SH	4e	Flues	FU	3e
Yard	YA		Vents	VE	3e
Garbage	GA	4d	Chimney	IN/CH	3e
Rubbish	RU	4d	Heating Equip. Furnace - FU	Spaceheater - SPH	9c
Containers	CO	4d	Bsmt. Sanitation Litter - LI	Debris - DE	4b
Drainage	DR	3a	Dampness - DM		3a
Infestation	IN-CR-FL	4e	Lighting	BS/LI	8c
Rats	RA	4e	Elec. Panel	EL/PA	8e
Other		4e	Stairs	BS/SR	3d
Fire Escape	FE	10	Foundation	IN/FO	3a
Dual Egress	DE	10	Floor Joists	FL/JO	3a
Driveways	DW		Carrying Timbers	CA/T	3a
Walks	WA		Sills	SI	3a
Fences	FN		Bsmt. D.U. Conforms BPU		5f

Remarks on reverse side

Form 3811, Jan. 1973
 RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

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

1. The following service is requested (check one).
 Show to whom and date delivered..... 1¢
 Show to whom, date, & address of delivery... 35¢
 RESTRICTED DELIVERY.
 Show to whom and date delivered..... 65¢
 RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:
 REGISTERED NO. | CERTIFIED NO. | INSURED NO.
 | 235303 |

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

4. DATE OF DELIVERY: 5-22-76

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS
DM

POSTMARK
 MAY 23 1976
 SPO

☆ 673-193-O-688-047

✓
DORSE CORP

DOROTHY C. DECOSTA
19 MADOKOWANDO
LANDING
FALMOUTH, ME.

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	5-12-76	BY	LEE	DISTRICT	11/10/76
REQUEST BY	NAME	VIRGINIA BEATON			
	ADDRESS	75 DANFORTH ST., city			
OWNER	NAME	DOROTHY DECOSTA			
	ADDRESS	75 DANFORTH ST., 1st FLOOR REAR APT.			
CONDITIONS	TOILET HAS NOT WORKED RIGHT FOR SOME TIME. FLOOR ROTTED AROUND TOILET. LANDLADY PROMISED TO FIX XX IT BUT HAS NOT. MRS. BEATON HOME MOST OF THE TIME.				
COMMENTS					
SPECIAL INSTRUCTIONS					
DIVISION	<input checked="" type="checkbox"/> SANITATION	<input checked="" type="checkbox"/> HOUSING	<input type="checkbox"/> NURSING		
PRIORITY	<input checked="" type="checkbox"/> ROUTINE	<input type="checkbox"/> SPECIAL	BY		
	<input type="checkbox"/> URGENT	REPORT TO	DATE		

OK
ML ✓
DATE 7/20/76

May 18, 1976

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

Dear Sirs:

Re: 75 R Danforth Street 40-A-18

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

1. Replace the rotted floor boards on the bathroom floor. 3-b

2. Repair the inoperative flush toilet in the bathroom. 6-a

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before June 18, 1976.

Very truly yours,

David C. Bittenbender
Director - Health & Social Services

By [Signature]
Chief of Housing Inspections

Inspector [Signature]
H. Gough

/88

CERTIFICATE

OF

COMPLIANCE

February 21, 1974

CITY OF PORTLAND
Health Department - Housing Inspections Division
Telephone: 775-5451 - Ext. 448

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

Re: Premises located at 75 R Danforth Street, Portland, Maine

Dear Mrs. DeCosta:

A re-inspection of the premises noted above was made on February 19, 1974
by Housing Inspector Swasey.

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 October 17, 1973.

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 February 21, 1979.

Sincerely yours,

Arthur A. Hughson, CPH, MPH
Health Director

By John D. Royce
Chief of Housing Inspections

Inspector Swasey
CW

1dn/74

ADMINISTRATIVE HEARING DECISION

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

Date December 28, 1973

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

Re: Premises located at 75 R 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 December 18, 1973, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

Expiration time extended to January 21, 1974 - in order to correct the outstanding
thirteen (13) original violations as listed on the attached copy of the "Notice of
Housing Conditions"

Notice modified as follows: _____

Please notify this office if all violations are corrected before the above mentioned date, so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance

Mrs. D. DeCosta

Inspector Daniel Swasey

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

By [Signature]
Chief of Housing Inspections

CW
Encl.

LDN/72

NOTICE OF HOUSING CONDITIONS

DU 1

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

Location: **75 R Danforth Street**
Project: **307-11**
Issued: **10-17-73**
Expires: **12-17-73**

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

Dear **Mrs. DeCosta:**

An examination was made of the premises at 75 R Danforth Street
Portland, Maine, by Housing Inspector Swasey. 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 December 17, 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

Daniel V Swasey

By

Lytle D. Hayes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"	Section (s)
1. Point up the right front foundation.	3-a
2. Replace the rotted and broken clapboards overall exterior walls.	3-a
3. Remove the wires laying on the right roof.	3-a
4. Replace the broken and worn stair treads, front hollowy stairway.	3-d
First & Second Floor	
5. Replace the broken glass of kitchen window.	3-c
6. Replace the missing putty overall kitchen windows.	3-c
7. Replace the missing putty overall living room windows.	3-c
8. Correct the condition at the fixture that causes a cross connection at the tub in the bathroom.	6-d
9. Replace the broken glass of the front bedroom window.	3-c
10. Replace the missing putty overall the front bedroom windows.	3-c
11. Replace the broken sash of left rear bedroom window.	3-c
12. Replace the broken glass of left rear bedroom window.	3-c
13. Replace the missing putty overall the left rear bedroom windows.	3-c

* FIRST PRIORITY IS TO BE GIVEN TO ITEM # 3 WHEN MAKING YOUR REPAIRS AS IT CONSTITUTES
EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

REINSPECTION RECOMMENDATIONS

INSPECTOR DS

LOCATION 75R Comfort St

PROJECT _____

OWNER Don & Gail

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
12-11-73	12-17-73				

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

2/19/74	DS	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>OK</u> "POSTING RELEASE" _____
12/10/73	DS	SATISFACTORY Rehabilitation in Progress Time Extended To <u>1-21-74</u> Time Extended To _____ Time Extended To _____
1/22/74	DS	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" <u>sent</u> 1/22/74 "NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
12/10/73	DS	INSPECTOR'S REMARKS: <u>No work in progress, 30 Time Extension</u>
1/22/74	DS	F.N
		INSTRUCTIONS TO INSPECTOR: _____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

NOVEMBER 20, 1996

CITY OF PORTLAND

HARRIS RICHARD S ET AL, TRUSTEE
35 PENRITH RD
PORTLAND ME 04102

Re: 75 DANFORTH ST
CBL: 040- - A-018-001-01
DU: 8

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

Please contact this office if you have any questions regarding this order.

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

Sincerely,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 75 DANFORTH ST

Housing Conditions Date: November 20, 1996

Expiration Date: January 19, 1996

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes" and must be corrected before the expiration date:

1. EXT - REAR - 108.40
FIRE ESCAPE IS MISSING BALUSTERS
2. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

