

65-67-~~68~~ Danforth Street

CHALKER
48503-38

X

ADMINISTRATIVE HEARING DECISION

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

Date April 12, 1978

Lion Inc. c/o Ms. Dorothy DeCosta
19 M. Dockawanda Landing
Yalrouth Foreside, Maine 04105

Re: Premises located at 67-69 Danforth Street, Portland, Maine NCP-West End
40-A-22

Dear Ms. DeCosta

You are hereby notified that as a result of a telephone conversation between
Mrs. Chase and her request for additional time

on April 12, 1978, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to June 15, 1978 in order to complete the work now
in progress to correct the remaining eight (8) Housing Code violations as
shown on the attached list.

Notice modified as follows: _____

Please notify this office if all violations are corrected before the above mentioned
dates, so that a "Certificate of Compliance" may be issued.

In Attendance:
Mrs. Chase

Merlin Leary

Encl.

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

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

* Remaining Housing Code Violations to be corrected within time extension granted
on attached : "Administrative Hearing Decision" NOHC Oct. 6, 1977 4/12/78
67-69 Danforth Street, Portland, Maine MCP-West End 40-A-22

1. THIRD FLOOR - LEFT FRONT HALL - CEILING - repair or replace the broken plaster. 3-b
 2. THIRD FLOOR - LEFT FRONT HALL - CEILING - determine the reason and remedy the conditions causing leakage. 3b
 3. SECOND FLOOR RIGHT FRONT - HALL WINDOW - repair or replace the broken sash. 3c
 4. SECOND FLOOR RIGHT FRONT - HALL WINDOW - replace broken glass. 3c
- SECOND FLOOR LEFT
5. FRONT BEDROOM WINDOWS - make the combination windows weathertight and watertight. 3c
 6. KITCHEN WINDOW - replace broken glass. 3c
- FOURTH FLOOR
7. KITCHEN DOOR - replace missing door knobs. 3b
 8. RIGHT REAR BEDROOM - CEILING - repair the hanging and loose light fixture. 8e

NOTICE OF HOUSING CONDITIONS

DU 7

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 358 - 448
Lion Inc. c/o Ms. Dorothy DeCosta
19 Madockawanda Landing
Falmouth Foreside, Maine 04105

Ch.-Bl.-Lot: 40-A-22
Location: 67-69 Danforth Street
Project: NCP-West End
Issued: 10-6-77
Expired: 1-6-78

Dear Ms. DeCosta:

An examination was made of the premises at 67-69 Danforth Street, Portland, Maine, by Housing Inspector H. 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 January 6, 1978. 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

H. Leary

By

Lyle D. Noves
Lyle D. Noves
Chief of Housing Inspections

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

1. THIRD FLOOR LEFT FRONT HALL - ceiling - repair or replace the broken plaster. 3-b
- *2. THIRD FLOOR LEFT FRONT HALL - ceiling - remedy the leaking conditions. 3-b
- Second Floor - left
3. FRONT BEDROOM - windows - make the combination windows weathertight and watertight. 3-c
- Fourth Floor
4. KITCHEN - door - replace missing door knobs, 3-b
- *5. RIGHT REAR BEDROOM - ceiling - repair the hanging and loose light fixture. 8-a
- *6. LEFT FRONT AND RIGHT REAR BEDROOM - walls - repair or replace broken plaster. 3-b
- *7. LEFT FRONT BEDROOM - ceiling - repair or replace the broken plaster. 3-b
8. LEFT FRONT BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c

*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 Street, tel: 775-5451 - to determine if any of the items listed above require a building or alteration permit.

NOTICE OF HOUSING CONDITIONS

DU 7

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

Lien Inc. c/o Ms. Dorothy DeCosta
19 Madockavanda Landing
Falmouth Foreside, Maine 04103

Ch.-Bl.-Lot: 40-A-12
Location: 67-69 Danforth Street
Project: NCP-West End
Issued: 10-6-77
Expired: 1-6-78

Dear Ms. DeCosta:

An examination was made of the premises at 67-69 Danforth Street, Portland, Maine, by Housing Inspector H. 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 January 6, 1978. 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 H. Leary

By Lyle D. Noyes
Chief of Housing Inspections

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1. THIRD FLOOR LEFT FRONT HALL - ceiling - repair or replace the broken plaster. 3-b
- *2. THIRD FLOOR LEFT FRONT HALL - ceiling - remedy the leaking conditions. 3-b
- Second Floor - left
3. FRONT BEDROOM - windows - make the combination windows weathertight and watertight. 3-c
- Fourth Floor
4. KITCHEN - door - replace missing door knobs. 3-b
- *5. RIGHT REAR BEDROOM - ceiling - repair the hanging and loose light fixture. 8-a
- *6. LEFT FRONT AND RIGHT REAR BEDROOM - walls - repair or replace broken plaster. 3-b
- *7. LEFT FRONT BEDROOM - ceiling - repair or replace the broken plaster. 3-b
8. LEFT FRONT BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c

*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 Street, tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

REQUEST FOR SERVICE PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	2-6-81		BY	Birt	DISTRICT	Marge
REQUEST BY	NAME	Michael Kane - no phone				
	ADDRESS	67 Danforth				
OWNER	NAME	Beretty DeCosta				
	ADDRESS	19 Madecawanda Landing, il. For.				
CONDITIONS	ADDRESS	67 Danforth St. Apt #5, 2nd floor				

Complaint of insufficient heat.

COMMENTS Tenant home until 4:00 today.

SPECIAL INSTRUCTIONS 2-9-81 3:30pm - owner repaired defective zone valve

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

for Michael Kave
leave message
After 400 871-2271 or 2272

IDA ^{Husband} → 1st ADT
63 Danforth on the side

NO heat since WEDNESDAY

Unit in 112
Times last talked
69° 10:20 AM

11:40 pm
Spoke with Mrs Chase
& There is supposed to be
some one in to look at
The unit today coming
on boiler

71° 10:24 AM



CITY OF PORTLAND

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

April 15, 1982

Mr. Theodore R. Wilson, Jr.
99 Chestnut Street
Camden, Maine 04843

cc: Dorse Corporation
c/o Mrs. Dorothy DeCosta
cc: Seba Chase (Mrs.)
cc: Peter Rich, Attorney
Clerk of Dorse Corp.

Re: 67-69 Danforth St. 40-A-22 WE

Dear Ms. DeCosta:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marge Schmuckal of the above referenced property owned by you. As a result of the inspection, you are hereby ordered to immediately correct the following substandard housing conditions:

1. Absence of heat, hot water, and cooking. 307.4.f, 6-C, 9-b.

The above mentioned conditions are in violation of the above specified sections of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected immediately.

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
Planning & Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Marge Schmuckal
Code Enforcement Officer - Schmuckal (3)

jmr

P31 0925590

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE OR REPAID PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO		Theodore R. Wilson, Jr.	
STATE		Maine	
STREET		99 Chestnut Street	
CITY		Canaan, Maine 04843	
POSTAGE		\$	
CONSULT POSTMASTER FOR FEES	CERTIFIED	\$	
	OPTIONAL SERVICE	\$	
RETURN RECEIPT SERVICE	SPECIAL DELIVERY	\$	
	RESTRICTED DELIVERY	\$	
TOTAL POSTAGE AND FEES		\$	
POSTMARK OR DATE			

PS Form 3800, Apr 1976

67-69 Conforth St. - Bangor

PS Form 3811, Jan. 1979

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

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

2. If full rating 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 DELIVERY.
Show to whom, date, and address of delivery.....

(CONSULT POSTMASTER FOR FEES)

3. **ARTICLE ADDRESSED TO:**
Theodore R. Wilson, Jr.
99 Chestnut Street
Camden, Maine 04343

4. **ARTICLE DESCRIPTION:**

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	0925590	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Agent

Theodore Wilson

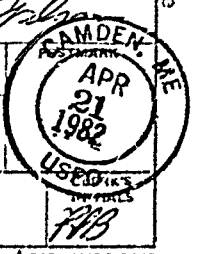
5. **DATE OF DELIVERY**
4/21/82

6. **ADDRESS** (Complete only if requested)

7. **UNABLE TO DELIVER BECAUSE:**
FIB

☆ CPO 1979 263-848

Re: 67-69 Danforth St. - Marge



REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	4-15-82	BY	LDA	DISTRICT	Marye
REQUEST BY	NAME	Mickey O'Malley			
	ADDRESS	State Div of Community Services, Augusta 1-800-452-1617			
OWNER	NAME	Laudmark Realty - Dorso Corp (Dorothy DeCosta)			
	ADDRESS	109 High St Apartment			
CONDITIONS	ADDRESS	69+71 DANTORTH ST. Susan Lafavor ⁷⁷⁴⁻⁰⁶¹⁷ _{2 Pk} ^{They} _{Kept down}			
<p>Northern Util. has turned off the gas in these two bldgs for non-payment. There are 10 families without heat, cooking, or hot water. State has been unable to get it back with D. DeCosta. Please get on top of this right away. CORRECTED 4-16-82</p>					
COMMENTS	<p>4-15-82 4:5pm - Gas off at 67-69 Dantorth St. ^{19 MAD} DAWANDA And partial gas off at 71-73 Dantorth - could ^{L.A. DIA G-FAL FOR} not contact Dorothy DeCosta - I did contact Sebba Chase - 512-110 SPECIAL INSTRUCTIONS (Call our on 71-73) and notified her of situation - ^{the utility} had to be turned off. City would have to pay. - ^{5:10 pm} noticed that gas was turned on at ^{NURSING} 8:00pm on 4-15-82</p>				
DIVISION	SANITATION	HOUSING			
PRIORITY	ROUTINE	SPECIAL	BY		
	<input checked="" type="checkbox"/> URGENT ^{Most URGENT}	REPORT TO	DATE		

OK
m l
DATE 10/23/74

August 20, 1974

Mr. Theodore R. Wilson, Jr.
372 Preble Street
So. Portland, Maine 04106

Dear Mr. Wilson: Re: 65-67 Danforth Street, Portland, Maine 40-A-22623

As owner or agent of the above referred property, you were notified on April 4, 1974, by Certified United States mail receipt #770832, 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 August 12, 1974 by Housing Inspector Leary and, as a result, you are hereby ordered to correct the violations listed below on or before September 20, 1974.

Sincerely yours,

Health Director

Inspector _____

By _____

Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE Section(s)

Fourth Floor

10/27	Replace the missing putty in the windows of the living room, kitchen and left rear bedroom.	3-c
9/27	Repair the loose sash in the windows of the living room, bathroom, left rear and left front bedrooms.	3-c
9/27	Repair or replace the broken parting beads in the living room window.	3-c
6/12	Replace the missing door, bathroom wall.	3-b
1/28/75	Repair or replace the broken plaster on the walls and ceiling of the rear bedroom and the living room.	3-b

ADMINISTRATIVE ~~HEARING~~ DECISION

Date June 4, 1974

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

Mr. Theodore R. Wilson, Jr.
372 Preble Street
South Portland, Maine 04106

7708 3 2

Re: Premises located at 65-67 Danforth Street, Portland, Maine

Dear Mr. Wilson:

You are hereby notified that as a result of a telephone conversation between Mrs. Wilson and Inspector Leary and her request for additional time

on June 4, 1974, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

Expiration time extended to August 6, 1974 in order to complete the work now in progress to correct the remaining thirteen (13) Housing Code 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. Wilson _____
Marlin Leary _____

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

By [Signature]
Chief of Housing Inspections

Encl.
LDN:krg

Vertical stamp: JUN 10 1974

LDN/72

NOTICE OF HOUSING CONDITIONS

DU 6

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

Location: 4D-A-22-23
65-67 Danforth Street
Project: General
Issued: 4-4-74
Expires: 6-4-74

Mr. Theodora R. Wilson, Jr.
372 Preble Street
South Portland, Maine 04106

076.2002

Dear Mr. Wilson:

An examination was made of the premises at 65-67 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 June 4, 1974. 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 re-inspection 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 _____

By [Signature]
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"

Section(s)

61 Repair or replace the broken plaster, first floor right front hall ceiling.	3-b
62 Enclose the loose electrical wiring with junction box, front cellar ceiling.	8-e
63 Provide junction box cover, front cellar ceiling.	8-e
64 Repair or replace the broken crasse, cellar stairs.	3-d
65 Repair or replace the broken plaster, cellar stairs.	3-b
<u>First floor - right</u>	
66 Repair the leaking faucet in the bathroom sink.	6-d
67 Repair the broken panel in the living room door.	3-g
68 Replace the broken glass, right rear bedroom window.	3-c
69 Repair the inoperative electric light fixture, rear bedroom ceiling.	8-e
<u>Third floor - left</u>	
100 Repair the loose sash in the kitchen window.	3-c
101 Replace the missing sash cords, kitchen windows.	3-c
<u>Third floor - right</u>	
102 Provide duplex convenience outlet cover on the kitchen wall.	8-e
103 Replace the broken glass, right rear bedroom and living room window.	3-c
104 Replace the missing putty and wash cords, front bedroom and living room windows.	3-c
105 Repair the loose sash, bathroom window.	3-c

continued -

65-67 Danforth Street - continued

Fourth floor

	Section(s)
16. Replace the broken glass in the kitchen window.	3-c
17. Replace the missing putty in the windows of the living room, kitchen and left rear bedroom.	3-c
18. Repair the loose sash in the windows of the living room, bathroom, left rear and left front bedrooms.	3-c
19. Replace the missing sash cords in the windows of the bathroom, living room, rear and left front bedrooms.	3-c
20. Repair or replace the broken parting beads in the window of the rear bedroom and living room.	3-c
*21. Replace the missing door, bathroom wall.	3-b
22. Repair the loose boards, living room floor.	3-b
23. Replace the missing duplex convenience outlet cover, left rear bedroom and living room wall.	3-b
*24. Repair or replace the broken plaster on the walls and ceiling of the rear bedroom and the living room.	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.

REINSPECTION RECOMMENDATIONS

INSPECTOR M. Long

LOCATION 65-67 D... St
 PROJECT General
 OWNER Theodore J. Wilson Jr.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
4-4-74	6-4-74				

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

DATE		
12/23	ms	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
6/4/74	ms	SATISFACTORY Rehabilitation in Progress Time Extended To <u>August 6, 1974</u>
9/23/74	ms	Time Extended To <u>Oct 23, 1974</u> Time Extended To _____
8/12/74	ms	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" <u>X</u>
		"NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
6/4/74	ms	INSPECTOR'S REMARKS: <u>violations corrected 12/23/74</u> <u>to go on to next phase of rehab work</u> <u>is under way</u>
8/12/74	ms	<u>5 items remain, 19 corrected</u>
9/23/74	ms	<u>2 items remaining, 11 items corrected</u>
10/23/74	ms	<u>All violations corrected</u>
		INSTRUCTIONS TO INSPECTOR: _____

65-67 DANFORTH STREET

Housing



C
BB
354

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Richard Harris
25 Jackson Street
Portland, Maine

DU 7

CH. 40 BLK. A LOT 22

LOCATION: 67 Danforth St.

PROJECT: NCP-WE
ISSUED: April 20, 1984
EXPIRES: June 20, 1984

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 67 Danforth Street by Code Enforcement Officer Marge Schmuckal. Violations of Article V of the Municipal Ordinance (Housing Code) 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 June 20, 1984. 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 the Housing Code Standards.

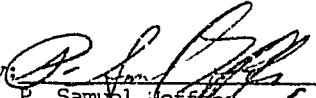
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

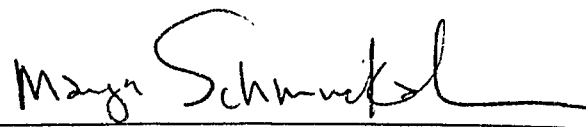
Please contact this office if you have any questions regarding this order.

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
Planning & Urban Development

By: 
P. Samuel Hoffges
Chief of Inspection Services


Code Enforcement Officer - Marge Schmuckal (3)

Attachments

jmr

HOUSING INSPECTION REPORT

LOCATION: 67 Danforth St. 40-A-22 WE

OWNER: Mr. Richard Harris

CODE ENFORCEMENT OFFICER: George Schmuckal (3)

HOUSING CONDITIONS DATED: April 20, 1984 , EXPIRES: June 20, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE 7 OF THE MUNICIPAL CODES, "HOUSING CODE",
AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC. (S)

FIRST FLOOR RIGHT

- | | |
|---|-------|
| 1. LIVING ROOM - ceiling tiles - loose and missing. | 108-2 |
| 2. FRONT LIVING ROOM - wall - missing plaster. | 108-2 |
| 3. RIGHT BEDROOM - leaking ceiling. | 108-2 |
| 4. RIGHT BEDROOM - broken and missing plaster. | 108-2 |
| 5. REAR LEFT BEDROOM - wall - broken and missing plaster. | 108-2 |
| 6. REAR LEFT BEDROOM - worn ceiling. | 108-2 |
| 7. Evidence of mice and roaches. | 109 |
| Smoke Detector - inoperative - must be fixed. | |



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

April 20, 1984

Mr. Richard Harris
25 Jackson Street
Portland, Maine 04103

Re: Smoke Detectors

Dear Mr. Harris:


During a recent inspection of the property owned by you at 67 Danforth Street, it was noted that smoke detectors were missing in the following areas:

FIRST FLOOR RIGHT

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland


Marge Schmuckal

Code Enforcement
Officer (3)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	3-15	BY	Kat	DISTRICT	3
REQUEST BY	NAME	Danielle Gates - 774-1131			
	ADDRESS	67 Danforth St. Apt 4 1st floor			
OWNER	NAME	Richard HARRIS			
	ADDRESS				
CONDITIONS	ADDRESS	ceilings falling in 2:30-3:00 mice cockroaches			
COMMENTS	3-15-84 Evidence of mice - some leaks & one panel in the living room fell out - will send out a batch of traps				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE

2. Living Room - Dropped
Culinary panel

FRONT Bed room - WALL PLASTER
ceiling panel
side WALL

MIDDLE section
ceiling panel
Entry

Smoke Detector

REQUEST FOR SERVICE FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	3-9-84	BY	Ziffse's	DISTRICT	3
REQUEST BY	NAME	DANIELLE YATES			
	ADDRESS	67 DANFORTH ST.			
OWNER	NAME	APT. 4 FIRST FLOOR 774-1131			
	ADDRESS	LIVE INC. St. Dorothy DeCosta			
CONDITIONS	ADDRESS	19 m adack an and a laundry int. outside apt			

~~Plaster~~ - General Repair needed - Complaint
 To Landlord didn't do much. #

COMMENTS

SPECIAL INSTRUCTIONS

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

City of Portland
NEW CODE #S

Check this sheet
STRUCTURE INSPECTION SCHEDULE
 ARTICLE 5 HOUSING CODE

Housing Inspection Division
 Insp. Name **Schumacher**

1) Insp. Date: **3-15-84** 3) Insp. Type: **COM-DR** 4) Eros. Code: **WE** 5) Ass'ts: Chst: **FO** 6) Bl: **A** 7) Lot: **27** 8) Cross: **I** 9) Bldg: **1** 10) Insp. License No.: **100000000**
 12) House No.: **67** 13) Sec. H. No.: **67** 14) Suffix: **67** 15) Direct.: **DAN FORT** 16) Street Name: **DAN FORT** 17) St. Design: **ST**
 18) Owner or Agent: **RICHARD HARRIS** 19) Status: **ABO** 20) Bldg's Ra: **3**
 21) Address: **15 JACKSON ST.** Zip Code: **ABO 3**
 22) City and State: **PORTLAND ME.** Zip Code: **ABO 3**

23) D. Units: **1** 24) Occ. D.U.'s: **1** 25) Rm. Units: **1** 26) Occ. R.U.'s: **1** 27) No. Occupants: **1** 28) Com' IU: **1** 29) Bldg. Type: **1** 30) Sec. H. No.: **67** 31) Const. Mat.: **1** 32) O B's: **1**
 33) C.H.: **1** 34) Pho.: **1** 35) Zoned For: **1** 36) Actual Land Use: **1** 37) D.D.: **1** 38) Lbs Ad. Bth. Fac.: **1** 39) Disp.: **1** 40) Closing Date: **1**

EXTERIOR - Structure		Cd. Viol.	INTERIOR - Structure		Cd. Viol.
Foundation	EX/FO	108-2	Lighting		113
Walls	EX/WA	108-2	Elec. Wiring	EW	113
Roof	RO	108-2	Floors	FL	108-2
Porch	PO	108-4	Walls	IN/WA	108-2
Stairs	EX/SR	108-4	Ceilings	CE	108-2
Steps	SP	108-4	Windows	IN/WT	108-3
Doors	DO	108-3	Airshafts	AS	108-3
Windows	EX/WI	108-3	Roof Rafters	ROR	108-1
Eaves	EA	108-1	Sanitation	SAN	109-5
Trim	TR	108-1	Stairways	IN/SRW	108-4
Chimney	EX/CH	108-5	Stair Treads	SRT	108-4
Gutters	GU	108-1	Wastelines	WSL	111-4
Roof Drains	RD	108-1	Supply Lines	SUL	111-3
Bulkhead	BU	108-4	Stacks	ST	112-1
Outbuildings	GR - SH		Flues	FU	112-1
Yard	YA		Vents	VE	112-1
Garbage	GA	109-4	Chimney	IN/CH	112-1
Rubbish	RU	109-4	Heating Equip. Furnace - FU	SP	114-2
Containers	CO	109-4	Bsm. Sanitation Litter - LI	DE	109-4
Drainage	DR	108-1	Dampness	DMP	108-1
Infestation	IN-CR-FL	109-5	Lighting	RS/LI	113
Rats	RA	109-5	Elec. Panel	EL/PA	113
Other		109-5	Stairs	RS/SR	108-2
Fire Escape	FE	116-2	Foundation	IN/FO	108-2
Dual Egress	DE	116-2	Floor Joists		108-2
Driveways	DW		Carrying Timbers		108-2
Walks	WA		Sills		108-2
Fences	FN		Bsmt. Dwelling Unit BDU		110-6

Remarks on reverse side

City of Portland

67 DANFORTH ST

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

3-15-84

2) INSP.

3) FORM NO.

4) TENANT'S NAME

YATES

5) Flr. #

6) Location

7) Rmg. Ip.

8) #Rms.

9) #Peo.

10) #All'd

11) Slip. Rms.

1st FETZL DU 4 3 2

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dues

21) Ck'ng

22) Law.

23) Bath

24) Flush

OFF YES PL PB PF

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Violation Rem. - Date
1		LO/MS	Ceiling Tiles		LI			108-2	
2		MI	PLASTER	FRONT	LI	WA		108-2	
3		LG	Ceiling	RIGHT	BE			108-2	
4		MS	PLASTER	RIGHT	BE			108-2	
5		BR/MI	PLASTER	REAR RT	BE	WA		108-2	
6		WO	Ceiling	REAR LEFT	BE			108-2	
7			EVIDENCE OF MICE & ROACHES					109	
			INOPERATIVE Smoke Det. must be fixed						

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 25, 1994

FRANCOEUR EUGENE ETAL TRUSTS
C/O R S HARRIS
35 PENRITH RD
PORTLAND ME 04102

Re: 67 Danforth St
CBL: 040- - A-022-001-01
DU: 7

Dear Sir:

We recently received a complaint and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- | | | |
|-------|--|--------|
| 1. | INT - 1ST FL; APT #1 - BATHROOM
LIGHT HAS EXPOSED WIRES | 113.50 |
| 2. | INT - 1ST FL; APT #1 -
HALF OF THE WALL BEHIND THE TUB IS LOOSE AND ROTTING | 108.20 |
| 3. | INT - 1ST FL; APT #1 - BATHROOM
CEILING HAS DAMAGED TILES | 108.20 |
| 4. | INT - FRONT -
HALL IS MISSING BALUSTERS | 108.40 |
| 5. | INT - BASEMENT -
LEFT SIDE HAS NO HANDRAIL | 108.40 |
| * 6. | INT - BASEMENT - MIDDLE, LEFT -
JOIST IS ROTTING - UNDER THE TUB | 108.20 |
| 7. | INT - BASEMENT - MIDDLE, LEFT -
LEAK FROM THE TUB IN APT #1, ABOVE | 111.40 |
| 8. | INT - BASEMENT - LEFT SIDE -
JUNCTION BOXES ARE UNCOVERED | 113.50 |
| 9. | INT - BASEMENT - LEFT -
COVER THE OIL LINE FEED | 114.30 |
| 10. | INT - BASEMENT - LEFT -
PROVIDE RELIEF PIPES ON THE WATER TANK | 111.40 |
| 11. | INT - BASEMENT - LEFT -
STAIRS HAVE LOOSE TREADS | 108.40 |
| 12. | INT - BASEMENT - RIGHT - LAUNDRY ROOM
CEILING HAS DAMAGED TILES | 108.20 |
| * 13. | EXT - 2ND FLOOR - RIGHT, MIDDLE
WINDOW IS BROKEN | 108.30 |
| 14. | EXT - LEFT SIDE -
FASCIA BOARD IS ROTTED | 108.10 |

PRIORITY VIOLATIONS : NUMBERS 6, 13

Page 2

re: 67 Danforth St.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Tammy Munson
Tammy Munson
Code Enforcement Officer

Marge Schuckal
Marge Schuckal
Asst. Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

NOVEMBER 20, 1996

FRANCOEUR EUGENE TRUSTS
C/O R'S HARRIS
35 PENRITH RD
PORTLAND ME 04102

Re: 65-67 DANFORTH ST
CBL: 040- - A-022-001-01
DU: 7

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,

Handwritten signature of Arthur Rowe in cursive.

Arthur Rowe
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 65-67 DANFORTH ST
Housing Conditions Date: November 20, 1996
Expiration Date: January 19, 1997

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. - 108.10
FASCIA BOARDS ARE ROTTING
2. EXT. REAR FIRE ESCAPE - 108.40
BALUSTERS ARE MISSING
3. EXT. LEFT/REAR WALL - 108.10
BRICK'S MORTAR IS MISSING
4. INT. OVERALL - 113.50
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JUNE 27, 1997

FRANCOEUR EUGENE TRUST
C/O R S HARRIS
35 PENRITH RD
PORTLAND ME 04102

Re: 67 DANFORTH ST
CBL: 040- - A-022-001-01
DU: 7

Dear Sir:

A reinspection at the above-noted property was made on June 19, 1997.

This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated November 20, 1996.

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

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every three years.

Sincerely,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

FEBRUARY 19, 1997

NORDICA PARTNERS
104 WINDING WAY
SO PORTLAND ME 04106

Re: 69 HIGH ST
CBL: 040- - A-030-001-01
DU: 11

Dear Sir:

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

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

1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT
2. EXT - - 108.10
THE SIDING IS LOOSE

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,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc.Offc./ Field Supv.

