

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-3451 - Ext. 311 - 318 319

F. G. H. Realty Corporation
25 Jackson Street
Portland, Maine 04103

DP 7

CH. 40 BLK. A LOT 22/23

PROJECT: NCP-WE
ISSUED: June 14, 1984
EXPIRES: August 14, 1984

LOCATION: 67-69 Danforth St.

Dear Sir:

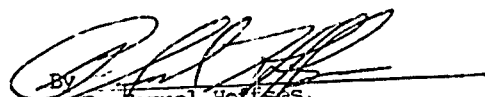
You are hereby notified, as owner or agent, that an inspection was made of the premises at 67-69 Danforth Street by Code Enforcement Officer Kevin Carroll. Violations of Article V of the Municipal Ordinance (housing Code) were found as described in detail on the attached "Housing Inspection Report".

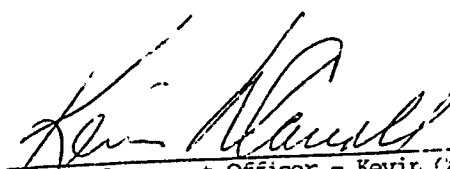
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before August 14, 1984. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from 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 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 
P. Samuel Holmes,
Chief of Inspection Services


Code Enforcement Officer - Kevin Carroll (2)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: F. G. H. Realty Corporation

LOCATION: 67-69 Danforth St. 40-A-22/23
WE

CODE ENFORCEMENT OFFICER: Kevin Carroll (2)

HOUSING CONDITIONS DATED: June 14, 1984

EXPIRES: August 14, 1984

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

	<u>SEC. (S)</u>
* 1. RIGHT REAR & REAR MIDDLE EXTERIOR - chimneys - loose and missing mortar and brick.	108-5
* 2. OVERALL EXTERIOR - walls - loose mortar joints.	108-2
3. SECOND FLOOR REAR MIDDLE - windows - rotted sill.	108-3
* 4. OVERALL EXTERIOR - roof - rotted and loose fascia and coping.	108-2
* 5. FIRST FLOOR FRONT EXTERIOR - porch - rotted decking.	108-4
* 6. FIRST FLOOR FRONT EXTERIOR - stairs - broken concrete step.	108-4
7. FIRST FLOOR RIGHT FRONT - entrance - loose lite frames.	108-3
* 8. SECOND FLOOR RIGHT REAR - fire escape - loose safety rail.	116-2
* 9. SECOND FLOOR RIGHT REAR - fire escape - rotted decking.	116-2
* 10. SECOND FLOOR - fire escape - rotted support post.	116-2
* 11. THIRD FLOOR RIGHT REAR - fire escape - missing carrying timber.	116-2
* 12. THIRD FLOOR RIGHT REAR - fire escape - rotted and missing decking.	116-2
* 13. THIRD FLOOR RIGHT REAR - fire escape - loose handrail.	116-2
* 14. LEFT FRONT - ceiling - leaking H ₂ O Supply line.	111-3
* 15. CELLAR - support piers - deteriorated brick and mortar.	108-2
* 16. OVERALL RIGHT & LEFT HALL - walls and ceiling - loose and broken plaster.	108-2
* 17. FOURTH FLOOR RIGHT FRONT HALL - stairs - broken treads.	108-4
* 18. FOURTH FLOOR RIGHT FRONT HALL - landing - missing safety rail.	108-4
* 19. FOURTH FLOOR RIGHT FRONT HALL - rail - missing balusters.	108-4
20. OVERALL - windows - loose and broken frames.	108-3
* 21. OVERALL - windows - missing counterbalance cords.	108-3
<u>FIRST FLOOR RIGHT</u>	
22. KITCHEN, LIVING ROOM & BEDROOM - ceilings - loose plaster.	108-2
<u>SECOND FLOOR RIGHT</u>	
* 23. KITCHEN - ceiling - loose panels.	108-2
24. RIGHT MIDDLE BEDROOM - ceiling - loose and peeling paint.	108-2
<u>THIRD FLOOR RIGHT</u>	
25. KITCHEN & BATHROOM - sinks - leaking faucets.	111-3
* 26. KITCHEN & BATHROOM - ceilings - sagging.	108-2
<u>FOURTH FLOOR ENTIRE</u>	
* 27. OVERALL - walls - broken plaster.	108-2
* 28. LEFT FRONT BEDROOM - ceiling - leaking skylight.	108-3
* 29. KITCHEN & LIVING ROOM - windows - broken glass.	108-3
* 30. BATHROOM - floor - loose and broken deck.	108-2
* 31. LEFT MIDDLE BEDROOM - ceiling - leaking.	108-3

CONTINUED:

HOUSING INSPECTION REPORT

OWNER: F. G. H. Realty Corporation

LOCATION: 67-69 Danforth St. 40-A-22/23
WE

CODE ENFORCEMENT OFFICER: Kevin Carroll (2)

HOUSING CONDITIONS DATED: June 14, 1984

EXPIRES: August 14, 1984

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

CONTINUED:

FIRST FLOOR LEFT

*32. KITCHEN - wall - missing electric outlet cover.

SEC. (S)

113

SECOND FLOOR LEFT

*33. FRONT ENTRY - door - broken.

108-3

THIRD FLOOR LEFT

34. OVERALL - walls - broken plaster.

*35. KITCHEN - wall - missing switch plate cover.

108-2

*36. BATHROOM - ceiling - leaking.

113

108-2

*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.

City of Portland

NEIGHBORHOOD CONSERVATION

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name Carl P. O'Neil

2) Insp. Date <u>6/10/84</u>	3) Insp. Type <u>NCP</u>	4) Proj. Code <u>W E</u>	5) Assr's Chart <u>40</u>	6) Bl. <u>A</u>	7) Lot <u>2223</u>	8) Census Tract <u>---</u>	9) Blk. <u>---</u>	10) Insp. Form No. <u>2</u>	
12) Hous. No. <u>67-69</u>	13) Sec. H. No. <u>---</u>	14) Suff. <u>---</u>	15) Direct. <u>---</u>	16) Street Name <u>DANFORTH</u>		17) St. Design. <u>ST</u>			
18) Owner or Agent: <u>F. G. H. CAMP</u>							19) Status <u>ST</u>	20) Bldg's Rat. <u>A.O. 03</u>	
21) Address: <u>25 JACKSON ST</u>							Zip Code: <u>---</u>		
22) City and State <u>CITY</u>							Zip Code: <u>---</u>		
23) D. Units <u>7</u>	24) Occ. D. U. s <u>5</u>	25) Em. Units <u>0</u>	26) Occ. R. U. s <u>---</u>	27) No. Occupants <u>7</u>	28) Com'l U. <u>0</u>	29) Bldg. Type <u>DE</u>	30) Stories <u>3 1/2</u>	31) Const. Mat. <u>BR</u>	32) O. Bs. <u>NO</u>
33) C. H. <u>Y</u>	34) Photo <u>N</u>	35) Zoned For <u>R</u>	36) Actual Land Use <u>R</u>	37) D. D. <u>---</u>	38) Lks. Ad. Brh. Fac. <u>---</u>	39) Disp. <u>---</u>	40) Closing Date <u>---</u>		

Viol. No.	Remedy	Cond.	Violation Description	F1. NC	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
*1		LO/Mi	MORTAR & BRICK		RIP/REM	EX	CAS	2	108-5	
*2		LO	MORTAR JOINTS		O/A	EX	WAS	2	108-2	
*3		RO	SILL	2	REM	---	WI	2	108-3	
*4		RO/LO	FACIA & COPING		O/A	EX	RO	2	108-2	
*5		RO	DECKING	1	FR	EX	PO	2	108-4	
*6		RI	Concrete Step	1	FR	EX	SR	2	108-4	
*7		LO	Lite FRAMES	1	RIF	ENTRANCE		2	108-3	
*8		LO	SAFETY RAIL	2	RIR	FIRE ESCAPE		2	116-2	
*9		RO	DECKING	2	"	"		2	"	
*10		RO	SUPPORT POST	2	"	"		2	"	
*11		Mi	CARRYING TIMBER	3	"	"		2	"	
*12		RO/Mi	DECKING	3	"	"		2	"	
*13		LC	HANDRAIL	3	"	"		2	"	

City of Portland

67-69 DANFORTH (CONT)
NEIGHBORHOOD CONSERVATION

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name _____

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.
12) Hous. No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name				17) St. Design.	
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) O. Bs.
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date		

Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
*14		LK	H ² O Sump Line			LEF CL		2	111-3	
*15		reticulated	BRICK MORTAR			CE	SUPPORT PIERS	2	108-2	
*16		CO/BR	PLASTER	O/A	R/L	HALLS	W/A/CE	2	108-2	
*17		BR	TREADS	4	RIF	HA	SR	2	108-4	
*18		Mi	SAFETY RAIL	4	RIF	HA	(LAMP)	2	108-4	
*19		Mi	BALLUSTERS	4	RIF	HA	RAIL	2	108-4	
20		CO/BR	FRAMES		O/A		W/S	2	108-3	
*21		Mi	COUNTERBALANCE CORDS		O/A		W/S	2	108-3	

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE

6/6/84

2) INSP.

2

3) FORM NO

4) TENANT'S NAME

VACANT

5) Flr #

4

6) Location

ENTIRE

7) Rmg. Tp

DU

8) #Rms

6

9) #Peo

0

10) #All'd

7

11) Slt

3

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Cbdu

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav

23) Bath

24) Flus

Viol No

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp Party

Code Sect Violated

Violation Rem. - Date

*27

BR

PLASTER

O/A

WA'S

2

108-2

*28

LK

SKYLIGHT

LEF

BE

CE

2

108-3

*29

BR

GLASS

KI/LI

WI'S

2

108-3

*30

HO/BR

DECK

BA

FL

2

108-2

*31

LK

LEM

BE

CF

2

108-3

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE										2) INSP.		3) FORM NO	
6/6/84										2			
4) TENANT'S NAME					5) Flr #	6) Location	7) Rms. Tp	8) #Rms	9) #Peo	10) #All'd.	11) Sh		
MACAMATI					3	LE DU	5	0	7	2			
12) Child Under 10	13) Child 10-14	14)	15) Rent Code	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav	23) Bath	24) Flur	
10	10		LK	LK	NO	OFF	V	V	LG	A	A	D	
Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Resn. - Date				
34		BR	PLASTER	O/A		WA'S	2	108-2					
* 35		MI	Switch plate cover		KI	WA	2	113					
* 36		LK			BA	CE	2	108-2					



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 2, 1986

Richard Harris
P.O. Box 10250
Portland, ME 04104

Re: 69 Danforth St., Apt. #2

Dear Mr. Harris:

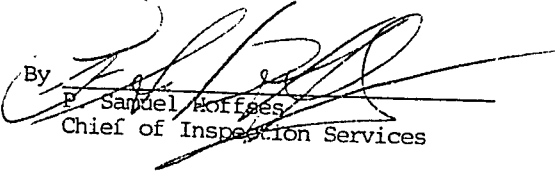
We recently received a complaint and an inspection was made by Code Enforcement Officer Kathy Taylor of the property owned by you at 69 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

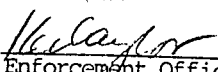
1. INTERIOR FRONT HALL & STAIRS - lights - missing. 113
2. INTERIOR REAR HALL & STAIRS - lights - missing. 113
3. LIVINGROOM - ceiling - damaged. 108-2
4. REAR EXIT - locked at ground level. 116-2

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 November 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 
F. Sandel Hoffes
Chief of Inspection Services


Code Enforcement Officer - K. A. Taylor

jmr

PS Form 3811, July 1983 447-845

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. Show to whom, date and address of delivery.

2. Restricted Delivery.

3. Article Addressed to:
Richard Harris
P. O. Box 10250
Portland, ME 04104

4. Type of Service:	Article Number:
<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail	223 855

Always obtain signature of addressee or agent and **DATE DELIVERED.**

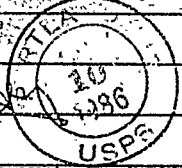
5. Signature - Addressee:
X

6. Signature - Agent:
X *K. Taylor*

7. Date of Delivery: *30 1996*

8. Addressee's Address (ONLY if requested and fee paid)

Re: 69 Danforth St. - K. A. Taylor - Housing



DOMESTIC RETURN RECEIPT



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 2, 1986

Richard Harris
P.O. Box 10250
Portland, ME 04104

Re: 69 Danforth St., Apt. #2

Dear Mr. Harris:

We recently received a complaint and an inspection was made by Code Enforcement Officer Kathy Taylor of the property owned by you at 69 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. INTERIOR FRONT HALL & STAIRS - lights - missing. 113
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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 [Signature]
P. Samuel Hoffses
Chief of Inspection Services

[Signature]
Code Enforcement Officer - K. A. Taylor

jmr

Inspection Services
P. Samuel Hoffes
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,

Arthur Rowe
Code Enforcement Officer

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

