

69 North Street

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	12/20/82	BY	Decker	DISTRICT	St. Vincent
REQUEST BY	NAME	Alvin Fabry			
	ADDRESS	63 Clatsop St. (3rd floor)			
OWNER	NAME	Alvin Fabry			
	ADDRESS	63 Clatsop St. (3rd floor)			
CONDITIONS	ADDRESS				

- (1) Request for door (no lock)
- (2) Bedroom with skylight broken (against railing)
- (3) Corroded rotten window on front

NOTE: This tenant stated to inspector he was far behind in his rent and hoped to make it up by making repairs to his unit. Bldg Mgr 12-21-82
 COMMENTS: He will call tomorrow morning to make an apt. to meet sometime with an inspector. He has no phone.

SPECIAL INSTRUCTIONS: Please take this in Margie's absence - tenant will phone about 5:00 tomorrow

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

PS Form 3811, Dec. 1980

● SENDER: Complete items 1, 2, 3, and 4. Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

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

- Show to whom and date delivered
- Show to whom, date, and address of delivery
- RESTRICTED DELIVERY (The restricted delivery fee is in addition to the return receipt fee.)

TOTAL \$

3. ARTICLE ADDRESSED TO:

Mrs. Dorothy DeCosta
1st Macockawanda Landing
Falmouth, Maine 04105

4. TYPE OF SERVICE: REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

ARTICLE NUMBER: 792 618

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

Dorothy DeCosta

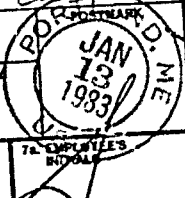
5. DATE OF DELIVERY: *JAN 13 1983*

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7A. EMPLOYEE'S INITIALS:

RD: 63 Denforth St. - Irving / Maine



RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



CITY OF PORTLAND

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

January 7, 1983

Mrs. Dorothy DeCosta
19 Madockawanda Landing
Falmouth, Maine 04105

Re: 63 Danforth St. - 3rd Fl. 40-A-24

Dear Mrs. DeCosta:

We recently received a complaint and an inspection was made by Code Enforcement Officer Hugh Irving of the property owned by you at 63 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. LIVING ROOM - window - rotted sash. 3-c
2. BATHROOM - taps - missing knob. 3-b
3. BATHROOM - skylight - leaking. 3-c
4. TOILET - bowl - loose and leaking. 6-d
5. CEILING - light - defective. 8-e
6. KITCHEN - ceiling - scaling plaster. 3-b

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 February 7, 1983.

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
Lyle D. Noyes,
Inspection Services Division

Hugh Irving
Code Enforcement Officer - Irving (4)

jmr

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	5-2-79		BY	BM	
REQUEST BY	NAME	Suzanne Mawr.		774-4733	
	ADDRESS				
OWNER	NAME	DeCosta		774-4733	
	ADDRESS	281-2110			
CONDITIONS	ADDRESS	63 Danforth 3rd floor			
	Bare wires - loose floorboards - cracked plaster - leaky skylight.				
COMMENTS	Tenant says either phone for appt. or she is always home 8 to 10 or after 3:00.				
SPECIAL INSTRUCTIONS	Made a F on building number as note 5/9/79				
DIVISION	SANITATION		HOUSING		NURSING
	<input checked="" type="checkbox"/> ROUTINE		<input checked="" type="checkbox"/> SPECIAL		
PRIORITY	URGENT		REPORT TO		BY
					DATE
					5/2/79

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 443-- 358

Date January 31, 1980

Lion Corporation
C/O Dorothy DeCosta
19 Madockawanka Landing
Falmouth, Maine 04105

Re: Premises located at 63 Lanferth Street, Portland, Maine 40-A-24 NCP-WE

Dear Ms. DeCosta:

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

on 1/30/80, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below

Expiration time extended to April 3, 1980 in order to complete the work now
in progress to correct the remaining nine (9) housing code violations as
listed on the attached Notice of Housing Conditions.

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:

M. Leary, Inspector

D. DeCosta, Owner

dld

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

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

63 Danforth Street, Portland, Maine NCHC-5-10-79 NCP-WE 40-A-24
Remaining Housing Code Violations to be corrected within time extension granted on
attached "Administrative Hearing Decision":

1. LEFT REAR AND LEFT MIDDLE CELLAR FOUNDATION - replace missing mortar. 3a
2. LEFT REAR CELLAR FLOOR - repair tilting support post. 3a
3. REAR EXTERIOR ROOF - replace the missing chimney mortar. 3e

- FIRST FLOOR REAR APARTMENT
4. BATHROOM WALL - secure tilting toilet tank. 6d

- SECOND FLOOR FRONT
5. LIVINGROOM WINDOW - replace broken glass. 3c

- SECOND FLOOR REAR
6. LIVINGROOM WINDOW - replace broken glass. 3c
7. LIVINGROOM FLOOR - secure loose linoleum. 3b
8. LIVINGROOM CEILING - replace missing light switch. 8e

- THIRD FLOOR
9. FRONT HALL DOOR - install latch assembly. 3c

dld

NOTICE OF HOUSING CONDITIONS

X
DU 5

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

Ch.-Bl.-Lot: 40-A-24
Location: 63 Danforth Street
Project: NCF-West End
Issued: 5-10-79
Expired: 8-10-79

Lion Corp.
c/o Mrs. Dorothy DeCosta
19 Madockawanda Landing
Falmouth, Maine 04105

Dear Mrs. DeCosta:

An examination was made of the premises at 63 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 August 10, 1979. 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, or 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 M. Leary
M. Leary

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

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

1. BULKHEAD - left middle foundation - replace missing mortar. 3-d
2. LEFT REAR AND LEFT MIDDLE CELLAR FOUNDATION - replace missing mortar. 3-a
3. LEFT REAR CELLAR - floor - repair tilting support post. 3-a

- Second Floor - front
- *4. LIVING ROOM - window - replace broken glass. 3-c

- Second Floor - rear
- *5. LIVING ROOM - window - replace broken glass. 3-c
6. LIVING ROOM - floor - secure loose linoleum. 3-b
7. LIVING ROOM - ceiling - replace missing light switch. 8-a

- Third Floor
8. KITCHEN - floor - repair or replace broken sill. 3-b
- *9. BATHROOM - window - remedy leaking conditions. 3-c
- *10. LIVING ROOM - ceiling - repair or replace broken plaster. 3-b
11. LIVING ROOM AND FRONT DEN - windows - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c

continued -

NOTICE OF HOUSING CONDITIONS

DU 5

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

Ch.-Bl.-Lot: 40-A-24
 Location: 63 Danforth Street
 Project: MCP-West End
 Issued: 5-10-79
 Expired: 8-10-79

Lion Corp.
 c/o Mrs. Dorothy DeCosta
 19 Madockavanda Landing
 Yalmouth, Maine 04105

Dear Mrs. DeCosta:

An examination was made of the premises at 63 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 August 10, 1979. 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 M. Leary

By Lyle D. Noyes
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS - HOUSING" -	Section(s)
1. BULKHEAD - left middle foundation - replace missing mortar.	3-d
2. LEFT REAR AND LEFT MIDDLE CELLAR FOUNDATION - replace missing mortar.	3-a
3. LEFT REAR CELLAR - floor - repair tilting support post.	3-a
<u>Second Floor - front</u>	
*4. LIVING ROOM - window - replace broken glass.	3-c
<u>Second Floor - rear</u>	
*5. LIVING ROOM - window - replace broken glass.	3-c
6. LIVING ROOM - floor - secure loose linoleum.	3-b
7. LIVING ROOM - ceiling - replace missing light switch.	8-e
<u>Third Floor</u>	
8. KITCHEN - floor - repair or replace broken sill.	3-b
*9. BATHROOM window - remedy leaking conditions.	3-c
*10. LIVING ROOM - ceiling - repair or replace broken plaster.	3-b
11. LIVING ROOM AND FRONT DEN - windows - replace missing counter balance cords allowing window sash to remain elevated when opened.	3-e

continued -

63 Danforth Street - continued

Third Floor - continued

- | | |
|--|------------|
| 12. LIVING ROOM - floor - replace rotted boards. | |
| *13. LIVING ROOM - wall - install duplex outlet. | 3-d |
| *14. FRONT DEN - ceiling - repair insoperative light fixture. | 8-a |
| *15. FRONT DEN - ceiling - repair or replace cracked and buckled plaster. | 8-a |
| 16. REAR DEN - window - replace missing stop. | 3-b |
| 17. STORE ROOM - ceiling - remove loose and peeling paint. | 3-c |
| *18. STORE ROOM - ceiling - replace missing light fixture. | 3-b |
| *19. HALL - wall - remove illegal extension cord running from living room, into hallway. | 8-e |
| *20. BATHROOM - sink - install trap in accordance with local Plumbing Code. | 8-d
6-d |

First Floor - rear

At the time of the survey, we were unable to gain access to this apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH & SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, tel. 773-3431 - to determine if any of the items listed above require a building or alteration permit.

63 Danforth Street - continued

Third Floor - continued

- | | | |
|------|---|-----|
| 12. | LIVING ROOM - floor - replace rotted boards. | 3-d |
| *13. | LIVING ROOM - wall - install duplex outlet. | 3-a |
| *14. | FRONT DEN - ceiling - repair inoperative light fixture. | 8-a |
| *15. | FRONT DEN - ceiling - repair or replace cracked and buckled plaster. | 3-b |
| 16. | REAR DEN - window - replace missing stop. | 3-c |
| 17. | STORE ROOM - ceiling - remove loose and peeling paint. | 3-b |
| *18. | STORE ROOM - ceiling - replace missing light fixture. | 8-a |
| *19. | HALL - wall - remove illegal extension cord running from living room, into hallway. | 8-d |
| *20. | BATHROOM - sink - install trap in accordance with local Plumbing Code. | 6-d |

First Floor - rear

At the time of the survey, we were unable to gain access to this apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

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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.

City of Portland

Health Department
Dwelling Unit Schedule

Housing Inspection Division

INSP DATE

5 7 79

Ok - 1st Inspection

INSP

FORM NO.

1 2 3 4 5

TENANTS NAME

IDA HUBBERT RD

FLR.#

LOCATION

RMG.TP.

#RMS.

#PEO.

#ALL'D

SLPRM.

1 FR DL 3 2 4 1

Child Un. 10

Child 1 - 6

+ Lead Survey - Results

Rent Code

Rent Code

Furn

Hot Water

Dual Egrs.

Ck'ng.

Heat

Lav.

Bath

Flush

NO VIS VIS LG FORT PL PB PI-

KITCHEN CODE

(X) Plaster - L, C, M, - Ceiling/Walls 3(b)

(X) Windows - loose, broken glass, glaze 3(c)

(X) Sash/Frames - broken, missing, worn 3(c)

(X) Floor - loose, worn, dam., buckled 3(b)

(X) Doors - Knob/lk - missing - Panels/Frames dam. 3(b)

(X) Counter/Stor. Space Yes No -

(X) Sink - chipped, cracked, leaks 6(d)

(X) Range - improper stack, flue, vent 3(e)

(X) Refrigerator Space Yes No -

(X) Plumbing (a) 6(a) Water Supply Hot Cold 6(c)

(X) Electrical (a)

(X) Sanitation (a)

BATHROOM CODE

(X) Plaster - L, C, M - Ceiling/Walls 3(b)

(X) Window - loose, broken glass, glaze 3(c)

(X) Sash/Frames - broken, missing, worn 3(c)

(X) Floor - loose, worn, dam., buckled 3(b)

(X) Door - knob/lk - missing - Panels/Frames dam. 3(b)

(X) Toilet - Tnk - brkn, loose, leaks, Seat, l'se crkd. 6(d)

(X) Lavatory - chipped, crkd, leaks, trap leaks 6(d)

(X) Bathtub/Shower - leaks cross connection 6(d)

(X) Ventilation Yes No 7

(X) Plumbing (b) 6(a) Water Supply Hot Cold 6(c)

(X) Electrical (b)

(X) Sanitation (b)

LIVING ROOM CODE

(X) Plaster - L, C, M, - Ceiling/Walls 3(b)

(X) Windows - loose, broken, glaze 3(c)

(X) Sash/Frames - broken, missing, worn 3(c)

(X) Floor - loose, worn, damaged 3(b)

(X) Door - knob/lk - missing - Panels/Frames dam. 3(b)

(X) Electrical (c)

(X) Sanitation (c)

DINING ROOM CODE

() 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

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

INSP

FORM NO.

TENANTS NAME										FLR.#	LOCATION	RMG.TP.	#RMS.	#PEO.	#ALL'D	S'ORM.
Not Available										1	RE					

Child Un.10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	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 top. Space Yes ___ No ___	-	() Toilet - Tnk - 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 ___	

Plumbing	Electrical	Sanitation - Vermin O R
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REMARKS:

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. DATE 5-2-9 2) INSP. 12 3) FORM NO. 92

4) TENANT'S NAME SUSAN ME MAUER 5) Flr # 3 6) Location DU 7) Rmg. Tp. 6 8) #Rms 2 9) #Peo. 9 10) #All'd. 2 11) Slp. 2

12) Child Under 10 13) Child 1-6 14) 15) Rent 16) Rent Code 17) Furn. NO 18) Heat FORCE 19) Hot Water YES 20) Dual Egress YES 21) Ck'ng LE 22) Lav. PL 23) Bath PL 24) Flush PL

Viol No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. -Date
8	RE	BR	Sill		KI	FI	2	3B	
*9			Remedy lacking conditions		Bath	WI	2	3C	
*10	RE	BR	Plaster		LI	CL	2	3B	
11	RE	MI	Courtesy balance cords	RE	LI	WI's	2	3L	
12	RE	RO	Boards		LI	FI	2	3D	
*13	RE	MI	Duplex Outlet		LI	WF	2	8A	
*14	RE	MI	Light Fixture	FR	DE	CL	2	8E	
*15	RE	CE	Plaster	FR	DE	CL	2	3D	
16	RE	MI	Stop	RE	DE	WI	2	3L	
17	RE	CO	Paint		Stk	CL	2	3B	
*18	RE	MI	Light Fixture		Stk	CL	2	8E	
*19	RE	IC	Extension cord running from living room into		HFA	WF	2	8D	
*20			Install trap in accordance with local plumbing code		Bath	SK	2	6D	

SECTION 8 - EXISTING - LEASED HOUBING PROGRAM

ADDRESS 63 Danforth Street DATE 3/30/78

OWNER Lion Corp - (De Costa) ADDRESS 14 Madokowanda Landing
Falmouth, Me.

Location of Dwelling Units or
Number of Dwelling Units Under
Section 8 - Lease

1

NEIGHBORHOOD CONSERVATION PROJECT Pleasant St. - West End

INSPECTED BY HOUSING DIVISION - YES NO

"NOTICE OF HOUSING CONDITIONS" ISSUED _____ 19 _____ ABATED 11/8 1977 OK 1st Insp

LOAN PARTICIPANT _____

21 June 1977

63 BANTON STREET

Mrs. Dorothy DeCosta
19 Madocowando Landing
Falmouth, Maine - 04105

Dear Mrs. DeCosta:

A follow-up inspection of your property at the above address was conducted on this date at 3:00 P.M. Upon a visual inspection of the exterior it was not evident that work on this property had been started. In your recent letter you stated that work would commence on June 25, 1977.

You are hereby notified that you must apply for a permit showing how you will provide adequate exiting for the second and third floors, and work should be started immediately. The building inspectors have been notified of these conditions as well as the State Fire Marshall's office, and another follow-up inspection will be conducted in the near future.

In answer to your question about the "Grandfather Clause", this is covered in Section 1.4 of the 101 Life Safety Code which states in part, "this Code covers both new and existing construction."

Very truly yours,

James P. Collins, Lieutenant
Fire Prevention Bureau

Copies to:

1. State Fire Marshall
2. Building Inspector
3. Housing Inspector
4. File

CERTIFICATE ✓
OF
COMPLIANCE

January 2, 1974

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

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

Re: Premises located at 63 Danforth Street, Portland, Maine

Dear Mr. Wilson:

A re-inspection of the premises noted above was made on December 28, 1973
by Housing Inspector Leary, of the Health Department.

This is to certify that you have complied with our request to correct the violations
of the Municipal Codes relating to housing conditions described in our "Notice of
Housing Conditions" dated August 28, 1973.

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

Sincerely yours,

Arthur A. Hughson, CPH, MPH
Health Director

by [Signature]
Chief of Housing Inspections

Inspector Merlin Leary

cw

ADMINISTRATIVE HEARING DECISION

Date November 8, 1973

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

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

Re: Premises located at 63 Danforth Street, Portland, Maine

Dear Mr. Wilson:

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

on November 8, 1973, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

Expiration time extended to December 8, 1973 - In order to complete the work now in progress to correct the remaining twenty (20) 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
Mr. Theodore Wilson Jr
Inspector Leary

Very truly yours,
Arthur A. Hughson, CPH MPH
Health Director

By [Signature]
Chief of Housing Inspections

Encl.
CW

LON/72

NOTICE OF HOUSING CONDITIONS

DU 5

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

Location: 63 Danforth Street
Project: General
Issued: 8-28-73
Expires: 10-23-73

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

Dear Mr. Wilson:

An examination was made of the premises at 63 Danforth Street Violations of Municipal
Portland, Maine, by Housing Inspector Jayco. 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 October 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

By [Signature]
Chief of Housing Inspections

Inspector _____

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

- ~~121/0 Replace the worn treads in the cellar stairs. 3-d~~
- ~~122/0 Install sash fasteners, first floor front hall window. 3-c~~
- ~~123/0 Install range or steps rear fire escape, rear of structure. 3-b~~
- ~~124/0 Replace the rotted floor boards, second floor rear shed. 3-a~~
- ~~125/0 Insulate switch wiring, first floor front hall. 3-c~~
- ~~126/0 Repair all defective windows throughout structure, making certain they will open and close properly. 3-c~~
- ~~127/0 First Floor, front~~
- ~~128/0 Install sash fasteners in the kitchen window. 3-b~~
- ~~129/0 Repair the loose panel on the kitchen wall. 3-c~~
- ~~130/0 Install sash fasteners and make windows operable in the living room. 3-b~~
- ~~131/0 Repair the rotted jamb on the living room door. 3-c~~
- ~~132/0 Replace the broken pane in the bedroom window. 3-b~~
- ~~133/0 Repair the rotted jamb on the bedroom door. 3-b~~
- ~~134/0 First Floor, rear~~
- ~~135/0 Install sash fasteners and make windows operable in the kitchen. 3-c~~
- ~~136/0 Install sash fasteners in the living room window. 3-b~~
- ~~137/0 Repair the lock on the bathroom door. 6-a~~
- ~~138/0 Repair the leaky faucet in the bathtub in the bathroom. 6-a~~

continued -

2017

63 Westport Street, Portland, Maine - continued

Section(a)

Second Floor, front

- 1222 Install cash fasteners in the kitchen window. 3-a
- 1223 Install cash fasteners in the living room window. 3-a

Second Floor, rear

- 12340 Install cash fasteners in the living room window. 3-a

Third Floor

- 1224 Replace the missing cash cords in the kitchen window. 3-a
- 1225 Install electrical duplex wall outlet in the kitchen. 3-c
- 1226 Repair the broken cash in the living room window. 3-a
- 1227 Install an electrical duplex wall outlet in the living room. 3-a
- 24 - Install a lavatory in the bathroom. 3-a
- 25 - Repair the broken electrical fixture, near bedroom ceiling. 3-a

PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED 3, 6, 21, 23 and 25 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

LDN/72

NOTICE OF HOUSING CONDITIONS

DU 5

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

Location: 63 Danforth Street
Project: General
Issued: 8-28-73
Expires: 10-28-73

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

Dear Mr. Wilson:

An examination was made of the premises at 63 Danforth Street Portland, Maine, by Housing Inspector Joyce. 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 October 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 T. Joyce

By [Signature]
Chief of Housing Inspections

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

- | | |
|--|----------------|
| 1. ✓ Replace the worn treads in the cellar stairs. | 3-d |
| 2. ✓ Install sash fasteners, first floor front hall window. | 3-c |
| 3. ✓ Install range or stove rear fire escape, rear of structure. | 10 |
| 4. ✓ Replace the rotted floor boards, second floor rear shed. | 3-b |
| 5. ✓ Insulate switch wiring, first floor front hall. | 8-a |
| *6. ✓ Repair all defective windows throughout a structure, making certain they will open and close properly. | 3-c |
| <u>Second Floor, front</u> | |
| 7. ✓ Install sash fasteners in the kitchen window. | 3-c |
| 8. ✓ Install the loose panel on the kitchen wall. | 3-b |
| 9. ✓ Install sash fasteners and make windows operable in the living room. | 3-c |
| 10. ✓ Repair the rotted jamb on the living room door. | 3-b |
| 11. ✓ Repair the broken pane in the bedroom window. | 3-c |
| 12. ✓ Repair the rotted jamb on the bedroom door. | 3-b |
| <u>First Floor, rear</u> | |
| 13. ✓ Install sash fasteners and make windows operable in the kitchen. | 3-c |
| 14. ✓ Install sash fasteners in the living room window. | 3-c |
| 15. ✓ Repair the lock on the bathroom door. | 3-b |
| 16. ✓ Repair the leaky faucet in the bathtub in the bathroom. | 6-a |

continued -

Re: 63 Danforth Street, Portland, Maine - continued

- | | Section(s) |
|---|------------|
| <u>Second Floor, front</u> | |
| 17. Install sash fasteners in the kitchen window. | 3-c |
| 18. Install sash fasteners in the living room window. | 3-c |
| <u>Second Floor, rear</u> | |
| 19. Install sash fasteners in the living room window. | 3-c |
| <u>Third Floor</u> | |
| 20. ✓ Replace the missing sash cords in the kitchen window. | 3-c |
| *21. ✓ Install electrical duplex wall outlet in the kitchen. | 3-c |
| 22. ✓ Repair the broken sash in the living room window. | 8-a |
| *23. ✓ Install an electrical duplex wall outlet in the living room. | 3-c |
| 24. ✓ Install a lavatory in the bathroom. | 8-a |
| *25. ✓ Repair the broken electrical fixture, rear bedroom ceiling. | 6-a |
| 26. ✓ Glue in the ceiling. | 8-a |

*FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED 3, 6, 11, 23 and 25 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

R-11. 1-1-73 11

40-A-24

K-11-11

11-11-11

11-11-11

June 25, 1971

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

Re: 63 Danforth Street

Dear Mr. Wilson:

As owner or agent of the property located at 63 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.

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

- a. The property is damaged, decayed, deteriorated, unsanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected. You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up all entrances and sealing all openings in the foundation.

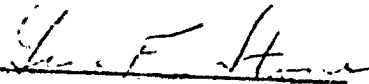
Sincerely,



Lyle D. Noyes
Chief of Housing Inspections

LDR:clb

Inspector



NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8221 - Ext. 226

Location: 63 Danforth Street
Project: General
Issued: 12/18/70
Expires: 1/18/71

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

Dear Mr. Wilson:

An examination was made of the premises at 63 Danforth Street
Portland, Maine, by Housing
Inspector Curran. Violations of Municipal Codes relating to hous-
ing 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 12, 1971.
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 Port-
land residents in decent, safe and sanitary housing.

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

Inspector Wm J Curran

By: Charles D. [Signature]
Chief of Housing Inspections

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

1. Repair or replace the loose, broken and missing floorboards of the front porch. 3(d)
2. Repair or replace the broken and missing siding on the left and missing siding on the rear. 3(a)
3. Replace the missing steps on the rear fire escape. 3(d)
4. Cellar
Repair or replace the loose, broken and missing ceiling and wall plaster in the stairway. 3(b)
5. Repair or replace the loose, broken and missing treads on the stairway. 3(d)
6. Make the right window and the left rear bulkhead weathertight. 3(c)
7. Point up the interior foundation at the right rear. 3(a)
8. Cover the open ceiling junction box in the rear. 8(e)
9. Determine the reason and remedy the condition which causes the leakage from above on the waste line at the right rear. 6(d)
10. First Floor Front Hall
Make the window openable, both top and bottom. 3(c)
11. Provide a means to keep the window from accidentally closing. 3(c)

continued

63 Danforth Street - continued

Front Hall Stairway from First to Second Floor

- 12. Repair or replace the loose, broken and missing wall plaster.
- 13. Replace the missing balusters.
- 14. Repair or replace the cracked stair treads.

Section(s)

3(b)
3(d)
3(d)

Second Floor Front Hall

- 15. Replace the broken window glass.
- 16. Make the window openable, both top and bottom.
- 17. Provide a means to keep the window from accidentally closing.

3(c)
3(c)
3(c)

Front Hall Stairway from the Second to the Third Floor

- 18. Replace the missing handrail.
- 19. Repair or replace the cracked ceiling plaster.

3(d)
3(b)

Third Floor Front Hall

- 20. Tighten the loose handrails.
- 21. Replace the loose and sagging floor boards.

3(d)
3(b)

First Floor Apartment

- 22. Replace the broken window glass in the kitchen, living room and front bedroom.
- 23. Make the windows openable, both top and bottom in the kitchen, living room and front bedroom.
- 24. Provide a means to keep the windows in the kitchen, living room and front, front right, middle right and rear bedrooms from accidentally closing.
- 25. Repair or replace the loose and drafty door in the kitchen.
- 26. Repair or replace the loose, broken and missing ceiling and wall plaster in the bathroom, and front, middle right and rear bedrooms.
- 27. Make the window in the bathroom weathertight.
- 28. Enable the doors in the bathroom, living room and front bedroom to be latched independent of locking.
- 29. Repair or replace the loose toilet seat.
- 30. Repair or replace the leaking bathtub faucet. 15' REAR
- 31. Repair or replace the rotted casing on the living room, main entrance door and enable it to be locked.
- 32. Tighten the loose window sash in the living room and front bedroom.
- 33. Reglaze the window glass in the front, middle right and rear bedrooms.
- 34. Repair or replace the broken and rotted window frame in the front bedroom.
- 35. Provide the front bedroom main entrance door with a proper fit and make it weathertight.
- 36. Repair or replace the loose wall plug behind the stove in the front bedroom.
- 37. Repair or replace the broken flooring around the pipes in the right front bedroom.
- 38. Repair or replace the broken door frame in the right front ^{LIVING RM.} bedroom.

3(c)
3(c)
3(c)
3(b)
3(c)
3(a)
3(d)
6(d)
3(b)
3(c)
3(c)
3(c)
3(b)
8(e)
3(b)
3(b)

At the time of the survey, we were unable to gain access to the second and third floor 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.

REPAIRS WITH TREADS SECOND STAIRS

Id: 1971

REINSPECTION RECOMMENDATIONS

LOCATION 631 1/2 St

INSPECTOR Leary

Project _____

Owner JAMES WILSON JR

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
12-18-70	1-17-71				

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

12/22/72	MAN	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
12/5/73	MAN	SATISFACTORY Rehabilitation In Progress Time Extended To <u>Dec 26, 1973</u> <u>SKJR</u> Time Extended To _____ Time Extended To _____
		UNSATISFACTORY Progress, Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
7-21-72	TU	INSPECTOR'S REMARKS: _____ <u>most of 2 violations corrected (13045 167)</u>
7-30-72	TU	<u>INSPEC 4 AM 170</u>
11/7/73	MAN	<u>Progress in repair work on structure - 2 of 114</u> <u>inspected with Mr. Wilson and 2 other exp.</u> <u>Send your notice of violation ✓</u> <u>All violation corrected - 17, 18, 19, 20</u> <u>work will be sufficient ✓</u>
12/1/72	MAN	INSTRUCTIONS TO INSPECTOR: _____ _____ _____ _____

63 DAINFORTH 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. _____ SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
CERTIFIED NO. 415993 *Richard C. Wilson*
INSURED NO. _____ SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED SEP 11 1973 SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)