

63R Danforth Street

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-5-81	BY	Burt	DISTRICT	Marge
REQUEST BY	NAME	Norman Gagne - no phone			
	ADDRESS	63R Kanforth St.			
OWNER	NAME	Terithy de Costa			
	ADDRESS	63R Kanforth - 1st floor.			
CONDITION	ADDRESS	63R Kanforth - 1st floor.			

Leaking sink drain - says owner won't repair

COMMENTS Tenant has no phone but says at home tomorrow morning and all day Monday 3-9.

SPECIAL INSTRUCTIONS Inspected see East Insp Street

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

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 3

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 40-A-24
Location: 63 Rear Danforth

Project: NCP-WE
Issued: March 25, 1981
Expires: June 25, 1981

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

Dear Mrs. DeCosta:


As owner or agent, you are hereby notified that an examination was made of the premises at 63 Rear Danforth St., Portland, Me., by Code Enforcement Officer Marge Schmuckal. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before June 25, 1981. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By 
Lyle H. Hoyer,
Inspection Services Division

Code Enforcement Officer - Schmuckal (3)

Attachments:

jmr

NOTICE OF HOUSING CONDITIONS

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c/o Mrs. Dorothy DeCosta
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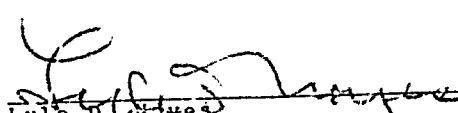
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In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before June 25, 1981. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By 
Lyle H. Hayes,
Inspection Services Division

Code Enforcement Officer - Schmuckal (3)

Attachments:

jmr

RETURN TO
DATE

HOUSING INSPECTION REPORT

OWNER: Dorse Corp., c/o Mrs. DeCosta CODE ENFORCE. OFFICER - Schmuckal
63 R. Danforth St., Portland, Me. 40-A-24 NCP-WE Notice of Housing
Conditions DATED: March 25, 1981 EXPIRES: June 25, 1981

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

	<u>SEC. (S)</u>
1. EXTERIOR - walls - missing mortar.	3-a
2. EXTERIOR - roof - worn flashing.	3-a
3. FIRST FLOOR REAR HALL - door - inoperative egress door.	3-c
4. RIGHT REAR EXTERIOR - roof - rotted eaves.	3-a
5. RIGHT REAR EXTERIOR - roof - rotted trim.	3-a
6. INTERIOR ATTIC - roof - infestation - squirrel.	4-e
7. FIRST FLOOR REAR HALL - floor - broken (hole).	3-b
8. FIRST FLOOR REAR HALL - ceiling - missing plaster.	3-b
<u>FIRST FLOOR</u>	
9. FIRST FLOOR KITCHEN - door - missing latch assembly.	3-b
10. FIRST FLOOR LIVING ROOM - door - broken panel.	3-b
11. FIRST FLOOR LIVING ROOM - ceiling - loose light (too close to ceiling panels).	8-e
12. FIRST FLOOR LIVING ROOM - floor - illegal extension cord.	8-e
13. FIRST FLOOR BATHROOM - window - inoperative.	3-c
14. FIRST FLOOR BATHROOM - floor - sagging behind toilet.	3-b
15. FIRST FLOOR BATHROOM - toilet tank - broken	6-d
16. FIRST FLOOR BATHROOM - lavatory - leaking trap.	6-d
17. FIRST FLOOR BATHROOM - ceiling - broken light switch.	8-e
18. FIRST FLOOR FRONT BEDROOM CLOSET - wall - loose and cracked plaster.	3-b
19. FIRST FLOOR RIGHT BEDROOM - floor - illegal extension cord.	8-e

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

We suggest you contact the City of Portland Building Inspection
Department, 383 Congress Street, Tel. 775-5451 to determine if any of the
items listed above require a building or alteration permit.

City of Portland

STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name Schmuckal

2) Insp. Date 3-17-81 3) Insp. Type NCP 4) Proj. Code PLSNT 5) Assr's: Chart 40 6) Bl. A 7) Lot 2A 8) Census: Tract ABD 9) Bik. 3 10) Insp. ABD 11) Form No. 3

12) House No. 63 13) Sec. H. No. KE 14) Suff. KE 15) Direct DUN-CORTH 16) Street Name Street 17) St. Design. Street

18) Owner or Agent: DORSE CORP 19) Status ABD 20) Bldg's Rat. 3

21) Address: P.O. Box 1024 Zip Code: 04104

22) City and State: PORTLAND, MAINE 23) D. Units 3 24) Occ. D. U. s 3 25) Km. Units 63 26) Occ R. U. s 63 27) No. Occupants 63 28) Com'l U. DE 29) Bldg. Type DE 30) Stairs 22 31) Const. Mat. BR 32) O. Bs NO

33) C. H. YES 34) Photo NO 35) Zoned Pcr R 36) Act. Land Use RE 37) D. D. RE 38) Lks. Ad. Bch. Fac Yes 39) Disp. DE 40) Closing Date DE

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Room	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		MT	MORTAR		EXT	WAS	2	3(A)	
2		NO	FLASHING		EXT	RO	2	3(A)	
3		IN	Egress Door	1st	RE HA	DO	2	3(C)	
4		RO	EAVES		RIR EX	RO	2	3(A)	
5		RO	TRIM		RIR EX	RO	2	3(A)	
6			Infestation - Squirrel	1st	RE HA	FL	2	3(B)	
7		BR	Hole	1st	RE HA	CL	2	3(B)	
8		MT	PLASTER						

City of Portland

URGENT

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

3-17-81

2) INSP.

3) FORM NO.

4) TENANT'S NAME

NORMAN-GAGNE

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

1st apt DU 4 2 1/2 6 2

12) Child Under 10 13) Child 1-6 14) ...

15) Rent 16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Ref. - Date
9		MI	DOOR Latch Assembly	1st	KI	DO	2	3(b)	
10		BR	DOOR PANEL	1st	L.T.	DO	2	3(b)	
11		LD	CEILING Light ¹⁰⁰⁰ cord panels	1st	L.T.	CL	2	8(e)	
12		FL	EXT CORD	1st	L.I.	FL	2	8(e)	
13		IN	WINDOW	1st	BA	WI	2	7(c)	
14		SA	Flr. - behind Toilet	1st	BA	Fi.	2	3(b)	
15		BR	Toilet TANK	1st	BA		2	6(b)	
16		LE	LAVATORY TRAP	1st	BA		2	6(b)	
17		BR	Light Switch	1st	BA	CL	2	8(e)	
18		¹⁰ CR	PLASTER - closet	1st	FBE	WA	2	3(b)	
19		IL	Ext. CORD	1st	FBE	FL	2	8(e)	

OK - 18 - 10 54

3RD FLOOR

City of Portland

Health Department
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE										INSP										FORM NO.			
3-11-61																							
TENANTS N. ME										FLR.#	LOCATION	RMG. TP.	#RMS.	#'EO.	#ALL'D	SLRRM.							
										3 RD	ENT	DU	4	2	6	2							
Child Un. 10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ch'ng.	Heat	Lav.	Bath	Flush											
						yes	yes	CG	FOFF	PL	PS	PL											
KITCHEN					CODE	BATHROOM					CODE												
<input checked="" type="checkbox"/> Plaster - L, C, M, - Ceiling/Walls					3(b)	<input checked="" type="checkbox"/> Plaster - L, C, M - Ceiling/Walls					3(b)												
<input checked="" type="checkbox"/> Windows - loose, broken glass, glaze					3(c)	<input checked="" type="checkbox"/> Window - loose, broken glass, glaze					3(c)												
<input checked="" type="checkbox"/> Sash/Frames - broken, missing, worn					3(c)	<input checked="" type="checkbox"/> Sash/Frames - broken, missing, worn					3(c)												
<input checked="" type="checkbox"/> Floor - loose, worn, dam., buckled					3(b)	<input checked="" type="checkbox"/> Floor - loose, worn, dam., buckled					3(b)												
<input checked="" type="checkbox"/> Doors - Knob/lk - missing - Panels/Frames dam.					3(b)	<input checked="" type="checkbox"/> Door - knob/lk - missing - Panels/Frames dam.					3(b)												
<input checked="" type="checkbox"/> Counter/Stor. Space Yes <u> </u> No <u> </u>					-	<input checked="" type="checkbox"/> Toilet - Tnk - brkn, loose, leaks, Seat, l'se crkd.					6(d)												
<input checked="" type="checkbox"/> Sink - chipped, cracked, leaks					6(d)	<input checked="" type="checkbox"/> Lavatory - chipped, crkd, leaks, trap leaks					6(d)												
<input checked="" type="checkbox"/> Range - improper stack, flue, vent					3(e)	<input checked="" type="checkbox"/> Bathtub/Shower - leaks cross connection					6(d)												
<input checked="" type="checkbox"/> Refrigerator Space Yes <u> </u> No <u> </u>					-	<input checked="" type="checkbox"/> Ventilation Yes <u> </u> No <u> </u>					7												
<input checked="" type="checkbox"/> Plumbing (a) 6(a) Water Supply Hot <u> </u> Cold <u> </u>					6(c)	<input checked="" type="checkbox"/> Plumbing (b) 6(a) Water Supply Hot <u> </u> Cold <u> </u>					6(c)												
<input checked="" type="checkbox"/> Electrical (a)						<input checked="" type="checkbox"/> Electrical (b)																	
<input checked="" type="checkbox"/> Sanitation (a)						<input checked="" type="checkbox"/> Sanitation (b)																	
LIVING ROOM					CODE	DINING ROOM					CODE												
<input checked="" type="checkbox"/> Plaster - L, C, M, - Ceiling/Walls					3(b)	<input checked="" type="checkbox"/> Plaster - L, C, M - Ceiling/Walls					3(b)												
<input checked="" type="checkbox"/> Windows - loose, broken, glaze					3(c)	<input checked="" type="checkbox"/> Windows - loose, broken, glaze					3(c)												
<input checked="" type="checkbox"/> Sash/Frames - broken, missing, worn					3(c)	<input checked="" type="checkbox"/> Sash/Frames - broken, missing, worn					3(c)												
<input checked="" type="checkbox"/> Floor - loose, worn, damaged					3(b)	<input checked="" type="checkbox"/> Floor - loose, worn, damaged					3(b)												
<input checked="" type="checkbox"/> Door - Knob/lk - missing - Panels/Frames dam.					3(b)	<input checked="" type="checkbox"/> Doors - Knobs/lk - missing, Panels/Frames dam.					3(b)												
<input checked="" type="checkbox"/> Electrical (c)						<input checked="" type="checkbox"/> Electrical (d)																	
<input checked="" type="checkbox"/> Sanitation (c)						<input checked="" type="checkbox"/> Sanitation (d)																	
Bedrooms and/or other rooms										Code													
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/> Plaster - L, C, M - Ceiling/Walls	3(b)											
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/> Windows - Loose, broken, glaze	3(c)											
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/> Sash/Frames - broken, missing, worn	3(c)											
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/> Floors - loose, worn, damaged	3(b)											
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/> Door - knobs/lk - missing - Panels/Frames dam.	3(b)											
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/> Electrical (e)												
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/> Sanitation (e)												
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/> Clothes Closet Yes <u> </u> No <u> </u>												
Plumbing					Electrical					Sanitation - Vermin 0 R													

REMARKS:

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-26-81	BY	Joyce	DISTRICT	Mary
REQUEST BY	NAME	Lorraine & Norman Payne - No Phone			
	ADDRESS	63 R. Danforth St.			
OWNER	NAME	Dorothy De Costa 781-2116			
	ADDRESS	High St.			
CONDITIONS	ADDRESS	63 R. Danforth St.			
<p>Home most of the time → Not in → 2:35 3-26-81 - up stairs tenant said they cut off hot water to the house</p> <p>No Heat or hot water</p> <p>filled tank 3-27-81</p> <p>N.J.</p>					
COMMENTS					
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY	DAT.	
	URGENT	REPORT TO			

March 25, 1980

Dorse Corporation
c/o Mrs. Dorothy DeCosta
17 Madokwando Landing
Salmouth Foreside, Maine 04105

Re: 63 R. Danforth Street

Dear Mrs. DeCosta:

This is to inform you, as owner or agent of the property located at 63 R. Danforth Street, Portland, Maine, that we have released the third floor apartment 10(2) from posting.

Therefore, you may rent the apartment to others or occupy it yourself.

If any additional information is desired, vis** or call this office.

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

By Lyle D. Woyes
Lyle D. Woyes,
Housing Code Administrator

Inspector Merlin Leary
Merlin Leary

jmr

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 237 Danforth, PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT 2:00 ^{A.M.} ~~P.M.~~ ON February 7, 1952
INTO THE HANDS OF Dr. H. DeLoe AT Falmouth, MAINE.

Mark Stary
HOUSING INSPECTOR

DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION

P07 0487054

RECEIPT FOR CERTIFIED MAIL

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

SENT TO	
<i>Race Corporation</i>	
<i>1000 N. 1st St.</i>	
<i>Wilmington, Delaware</i>	
<i>DE 19801</i>	
POSTAGE	
CERTIFIED FEE	\$
SPECIAL DELIVERY	\$
RESTRICTED DELIVERY	\$
OPTIONAL SERVICES	
RETURN RECEIPT SERVICE	\$
SHOW TO WHOM AND DATE DELIVERED	\$
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	\$
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	\$
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	\$
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

January 30, 1980

Dorse Corporation
C/O Dorothy DeCosta
P.O. Box 1024
Portland, Maine 04104

Re: 63 R. Danforth Street
Third Floor Apartment WE

Dear Mrs. DeCosta:

As owner or agent of the property located at 63 R. Danforth Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the third floor apartment is hereby declared unfit for human occupancy.

You must take immediate steps to vacate the third floor apartment now occupied by Ms. Susan Morgan & Ms. Margo Gardner and it is to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than February 8, 1980.

Lack of egress.

10(2)

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation &
Inspection Services

By *Lyle D. Noyes*
Lyle D. Noyes,
Housing Code Administrator

Inspector *M. Leary*
M. Leary

dld

P07 0487035

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED --
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENDER'S NAME <i>Juan Barzan</i>	
STREET AND NO. <i>Mrs. Maria Barzan</i>	
P.O., STATE AND ZIP CODE <i>131 Park Ave. Apt 2 Brooklyn, N.Y. 11201</i>	
POSTAGE	\$
CERTIFIED FEE	\$
SPECIAL DELIVERY	\$
RESTRICTED DELIVERY	\$
OPTIONAL SERVICES	\$
RETURN RECEIPT SERVICE	\$
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY	\$
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	\$
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	\$
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

PS Form 3811 AUG. 1978

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

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

Show to whom and date delivered.

Show to whom, date, and address of delivery.

RESTRICTED DELIVERY
Show to whom and date delivered.

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

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
 Mrs Susan Thorgan & Rev.
 Messrs Thorgan
 63 B. Danforth Street
 Portland, Maine 04102

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	87 049783	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

Susan J Thorgan

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

POSTMARK
 FEB 4 1980
 USPO

★GPO : 1978-272-932

January 30, 1980

Ms. Susan Morgan & Ms. Margo Gardner
63 R. Danforth Street
Portland, Maine 04102

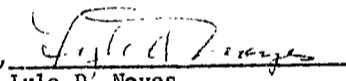
Re: 63 R. Danforth Street
Third Floor Apartment

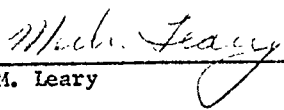
Dear Ms. Morgan & Ms. Gardner:

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

The owner, Dorse Corporation has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation &
Inspection Services


Lyle D. Noyes,
Housing Code Administrator

Inspector 
M. Leary

dld

January 30, 1980

Ms. Susan Morgan & Ms. Margo Gardner
63 R. Danforth Street
Portland, Maine 04102

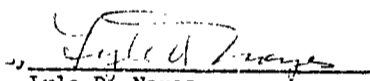
Re: 63 R. Danforth Street
Third Floor Apartment

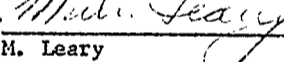
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Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation &
Inspection Services


Lyle D. Noyes,
Housing Code Administrator

Inspector 
M. Leary

dld

REFERRAL MEMORANDUM

To: **Fire Prevention Bureau**
From: **Housing Inspection Division**
Subject: **Lack of Egress**

HOUSING INSPECTIONS DIVISION
DEPARTMENT OF NEIGHBORHOOD
CONSERVATION

Date: **11-21-78**

Conditions or Defects:

Would you please investigate the egress in the Third Floor Apartment at 63 Rear Danforth Street. Notify this Department as to the results of your inspection in writing below.

Thank you.

Merlin Leary
Merlin Leary, Housing Inspector

The responsible department or division is requested to reply on this form and return the form to the Housing Inspections Division, Room 315

Reply:

Date:

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

X

ADMINISTRATIVE HEARING DECISION

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

Date March 9, 1979

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

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

Dear Mrs. DeCosta:

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

on March 8, 1979, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to May 11, 1979 in order to complete the work now in
progress to correct the remaining seven (7) 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. DeCosta
Merlin Leary

Encl.

vw

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

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

March 9, 1979

Remaining Housing Code Violations to be corrected within time extension granted on the attached "Administrative Hearing Decision" - NOME Nov. 27, 1978

63 R Danforth Street, Portland, Maine NCP-West End 40-A-24

- | | |
|--|------|
| 1. FIRST FLOOR REAR - HALL CEILING- repair or replace the broken plaster. | 3b |
| * 2. FRONT EXTERIOR WALL - remedy the conditions causing buckling of the wall. | 3a |
| 3. FIRST FLOOR REAR HALL - DOOR - repair inoperative latch assembly. | 3c |
| * 4. Install a second means of egress for this third floor dwelling unit. | 10-2 |

FIRST FLOOR

- | | |
|---|----|
| 5. KITCHEN DOOR - replace missing latch assembly. | 3b |
| 6. LIVING ROOM DOOR - repair or replace broken panel. | 3b |

THIRD FLOOR

- | | |
|---|----|
| 7. BATHROOM WALLS - remove loose and peeling paint. | 3b |
|---|----|

* 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 3

City of Portland
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451 - Ext. 358 - 448
 Morse Corporation
 c/o Mrs. Dorothy DeCosta
 P. O. Box 1024
 Portland, Maine 04104

Ch.-Bl.-Lot: 40-A-24
 Location: 63 R Danforth Street
 Project: NCP-West End
 Issued: 11-27-78
 Expired: 2-27-79

Dear Mrs. DeCosta:

An examination was made of the premises at 63 R 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 February 27, 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 H. Leary

By Lyle D. Noyes
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
*1. FRONT EXTERIOR WALL - remedy conditions causing buckling of the wall.	3-a
*2. FIRST FLOOR REAR WALL - remove obstruction from door.	10-3
3. FIRST FLOOR REAR WALL - door - repair inoperative latch assembly.	3-c
*4. Install a second means of egress for this third floor dwelling unit.	10-2
<u>First Floor</u>	
5. KITCHEN - floor - repair or replace the loose and damaged linoleum.	3-b
6. KITCHEN - door - replace missing latch assembly.	3-b
7. LIVING ROOM - door - repair or replace broken panel.	3-b
<u>Third Floor</u>	
*8. KITCHEN - wall - replace missing outlet cover.	8-a
*9. KITCHEN - wall - repair faulty outlet.	8-a
10. BATHROOM - walls - remove loose and peeling paint.	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.

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 3

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

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

Ch.-Bl.-Lot: 40-A-24
Location: 63 R Danforth Street
Project: NCP-West End
Issued: 11-27-77
Expired: 2-27-79

Dear Mrs. DeCosta:

An examination was made of the premises at 63 R 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 February 27, 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

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

Inspector M. Leary
M. Leary

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
*1. FRONT EXTERIOR WALL - remedy conditions causing buckling of the wall.	3-a
*2. FIRST FLOOR REAR HALL - remove obstruction from door.	10-3
3. FIRST FLOOR REAR HALL - door - repair inoperative latch assembly.	3-c
*4. Install a second means of egress for this third floor dwelling unit.	10-2
<u>First Floor</u>	
5. KITCHEN - floor - repair or replace the loose and damaged linoleum.	3-b
6. KITCHEN - door - replace missing latch assembly.	3-b
7. LIVING ROOM - door - repair or replace broken panel.	3-b
<u>Third Floor</u>	
*8. KITCHEN - wall - replace missing outlet cover.	8-e
*9. KITCHEN - wall - repair faulty outlet.	8-e
10. BATHROOM - walls - remove loose and peeling paint.	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.

We suggest you contact the City of Portland Building Inspection Department, 339 Congress Street, tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. DATE										2) INSP.		3) FORM NO.	
11 2 4 7 F										12		6 8 9	
TENANT'S NAME					5) Flr #	6) Location	7) Rm. Tp	8) #Rms	9) #Peo.	10) #All'd.	11) Slip		
RUTH BUZREKIC					1		DU	4	2	6	7		
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush	
						NOFF	YES	YES	LE	DL	DB	DL	
Viol No	Rem.	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date				
5	RR / RM	CU / DR	Linoleum		KI	FI	2	3B					
6	RE	M.	Latch Assembly		KI	DO	2	3B					
2	RE / RE	DR	Panel		LI	DO	2	3B					

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. DATE										2) INSP.			3) FORM NO.			
1/2 20 71										17			6 A C			
4) TENANT'S NAME										5) Flr #	6) Location	7) Rmg. To	8) #Kms	9) #Peo.	10) #All'd.	11) Slp
MARY RYAN										3	DU	3	2	45	2	
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn.	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav.	23) Bath	24) Flush				
					NL	F. OFF	TR	DU	LL	DU	BB	PF				
Viol No	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp Party	Code Sect. Violated	Violation Rem. Date							
*8	RE	1M	Out of code		KI	WA	7	EE								
*9	RR		Faulty outlet		KI	INT	2	SE								
10	RM	10/PS	Paint		Bath	WA	2	3B								

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

1 The following service is requested (check one)
 Show to whom and date delivered
 Show to whom, date, and address of delivery
 RESTRICTED DELIVERY
 Show to whom and date delivered
 RESTRICTED DELIVERY
 Show to whom, date and address of delivery. \$
 (CONSULT POSTMASTER FOR FEES)

2 ARTICLE ADDRESSED TO
*The Navy Corp
 17 North 1st Street
 Philadelphia, Pa 19106*

3 ARTICLE DESCRIPTION
 REGISTERED NO. CERTIFIED NO. INSURED NO.
50105

(Always obtain signature of addressee or agent.)

I have received the article described above
 SIGNATURE Addressee Authorized agent
Margaret DeCosta

4 DATE OF DELIVERY
11-20-78

5 ADDRESS (Complete only if insured)

6 UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

NO TURN RECEIPT REGISTERED INSURED AND CERTIFIED MAIL

8161 03 NOV 21 1978

PS Form 3837-0-243-595

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	11/16/78	BY	KL	DISTRICT	McGough
REQUEST BY	NAME	Mr. Ryan - 774-3821			
	ADDRESS	63 R. Danforth 40 A24 3rd floor			
OWNER	NAME	Kion Corp - Dorothy De Costa			
	ADDRESS	69 Danforth			
CONDITIONS	ADDRESS	63 R. Danforth			
No Heat - only 1 Entrance					
COMMENTS	I want to see heat & report to H.I. work in 10 days - M.C. 14.				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	<input checked="" type="checkbox"/>	HOUSING	<input type="checkbox"/>	NURSING
PRIORITY	ROUTINE	<input type="checkbox"/>	SPECIAL	<input type="checkbox"/>	BY
	URGENT	<input checked="" type="checkbox"/>	REPORT TO	<input type="checkbox"/>	DATE

11/17/78
November 17, 1978

The Dorse Corporation
c/o Dorothy DeCosta
19 Madakawanda Landing
Falmouth Forcside, Maine 04105

Dear Mrs. DeCosta Re: 63 R. Danforth Street, Portland, Maine MCP-WE 40-A-24

We recently received a complaint and an inspection was made by Housing Inspector Gough of the property owned by you at 63 R. Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

1. Provide a minimum temperature of at least 65 degrees fahrenheit at a distance of three feet above floor level, as required by prevailing weather conditions from Sept. 15th through May 15th of each year. 9b

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before November 18, 1978.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By [Signature]
Lyle D. Moyes,
Chief of Housing Inspections

Inspector [Signature]
H. Gough

vw

x

ADMINISTRATIVE HEARING DECISION

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

Date December 30, 1977

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

Re: Premises located at 63 Rear Danforth Street, Portland, Maine MCP-West End

Dear Mrs. DeCosta:

40-A-24

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

on Dec. 29, 1977, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

Expiration time extended to _____

XX Notice modified as follows: Time is extended to March 30, 1978 to correct
the following exterior items that cannot reasonably be corrected during
the winter months due to weather conditions, Items # 1, 2, & 3.

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

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

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

In Attendance:
Mrs. DeCosta
M. Leary

VW

Encl.

NOTICE OF HOUSING CONDITIONS

DU 2

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 448 - 358
Cooperation
c/o Mrs. Dorothy DeCosta
P. O. Box 1024
Portland, Maine 04106

Ch.-Bl.-Lot: 40-A-24
Location: 63 Rear Danforth Street
Project: NCP-West End
Issued: 7-21-77
Expired: 9-21-77

Dear Mrs. DeCosta:

An examination was made of the premises at 63 Rear 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 September 21, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from the 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
Lyle D. Noyes
Chief of Housing Inspections

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

1. EXTERIOR WALLS - overall - replace missing mortar. 3-a
2. FRONT AND REAR PORCH - stairs - repair or replace broken treads. 3-d
3. REAR PORCH - stairs - repair or replace broken riser. 3-d

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, -tel. 775-5451 -to determine if any of the items above require a building or alteration permit.

PS Form 3811, Nov. 1976

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

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

Show to whom and date delivered 25¢

Show to whom, date, & address of delivery 45¢

RESTRICTED DELIVERY. Show to whom and date delivered 85¢

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

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

2. ARTICLE ADDRESSED TO:
*Dorse Corp.
 c/o Mrs D. De Costa
 P.O. Box 1024, City*

3. ARTICLE DESCRIPTION:
 REGISTERED NO. CERTIFIED NO. INSURED NO.
 452290

(Always obtain signature of addressee or agent)

I have received the article described above.
 SIGNATURE Addressee Authorized agent
Norothy e De Costa

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

POSTMARK
 AUG 4 1977
 CLERK'S INITIALS
 USPO
 GORDON H. MORRIS

12 GPO: 1976-O-203-456

CERTIFICATE
OF
COMPLIANCE

November 5, 1970

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

Mr. James Wilson
372 Prebel Street
South Portland, Maine 04106

Re: Premises located at 638 Danforth Street, Portland, Maine

Dear Mr. Wilson:

A re-inspection of the premises noted above was made on November 4, 1970
by Housing Inspector Gough, 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 June 24, 1970.

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

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

Inspector

William R. Gough

By

Joseph D. [Signature]
Chief of Housing Inspections

ADMINISTRATIVE HEARING DECISION

Date October 5, 1970

City of Portland
Health Department - Housing Division
Tel. 774-8221 Ext. 226

Mr. James Wilson
372 Prebel Street
South Portland, Maine 04106

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

Dear Mr. Wilson:

You are hereby notified that ~~as a result of your discussion with Inspector Gough~~

on October 2, 1970, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

Expiration time extended to November 1, 1970 - to complete work now in progress

Notice sustained, correct violations by _____

Notice modified as follows: _____

Notice withdrawn _____

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:

James Wilson

Harlan Gough, Housing Inspector

Inspector [Signature]

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

By [Signature]
Chief of Housing Inspections

ADMINISTRATIVE HEARING DECISION

Date October 1, 1970

City of Portland
Health Department - Housing Division
Tel. 774-8221 Ext. 226

Mrs. Barbara E. Wilson
332 Preble Street
South Portland, Maine 04106

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

Dear Mrs. Wilson:

You are hereby notified that _____ as a result of your telephone discussion with
Inspector Gough

on September 30, 1970, regarding our "NOTICE OF HOUSING CONDITIONS" at the above
referred premises resulted in the decision noted below.

Expiration time extended to November 1, 1970 - In order to complete work now
in progress.

Notice sustained, correct violations by _____

Notice modified as follows: _____

Notice withdrawn _____

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:

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

By [Signature]
Chief of Housing Inspections

Inspector _____

ADMINISTRATIVE HEARING DECISION

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

August 11, 1970

Mrs. Barbara E. Wilson
372 Preble Street
South Portland, Maine 04106

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

Dear Mrs. Wilson:

You are hereby notified that as a result of a discussion in this office with Housing Inspectors Knowlton and Gough

on July 17, 1970, regarding our NOTICE OF HOUSING CONDITIONS at the above referred premises resulted in the decision noted below.

Expiration time extended to September 24, 1970.

Notice sustained, correct violations by _____.

~~Notice modified as follows:~~ Time extended to allow completion of all repairs at 63R Danforth Street noted on the "Notice of Housing Conditions".

Notice withdrawn _____

Please notify this office if all violations have been corrected before the date noted above so that a "Certificate of Compliance" can be issued.

In Attendance:

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

By [Signature]
Housing Inspection Supervisor

NOTICE OF HOUSING CONDITIONS

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

Location: 63R Danforth Street
Project: General
Issued: 6/24/70
Expires: 7/24/70

Mrs. Barbara E. Wilson
372 Probic Street
South Portland, Maine 04106

Dear Mrs. Wilson:

An examination was made of the premises at 63R Danforth Street Portland, Maine, by Housing Inspector Cough. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with the provisions of the above mentioned Codes, you are requested to correct these defects on or before July 24, 1970. You may contact the Housing Inspection Supervisor at 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, CHH MHI
Health Director

By: [Signature]
Housing Inspection Supervisor

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
7/27	1. Replace the rotted front porch railing.	3(a)
11/4	2. Point up the exterior walls of the structure over-all.	3(a)
9/15/71	3. Replace the missing rear hall door knob.	3(c)
11/4	4. Replace the broken stair treads in the rear hall.	3(e)
11/4	5. Replace the missing plaster on the walls in the front hallway.	3(b)
11/4	6. Replace the window glass in the front hallway.	3(c)
7-29	7. Point up the chimney above the roof line.	3(a)
7-29	8. Accomplish a general clean-up of the cellar by removing and properly disposing of all wood and debris.	4(d)
7-29	9. Accomplish a general clean-up of the yard by removing and properly disposing of all rubbish and debris.	4(d)
7-29	10. Determine the reason and remedy the condition which causes the water to seep in to the cellar.	3(a)
10/4	11. Replace the missing cellar door knob.	3(c)
10/4	12. Repair the rear door panel.	3(c)
10/4	13. Repair or replace the loose, broken or missing plaster on the ceilings or walls in the kitchen, den and second floor front right bedroom and living hall.	3(b)
11/4	14. Replace the missing door knobs in the kitchen, dining room, den and rear right bedroom.	3(b)

continued

63R Danforth Street

	Section(s)
15. Install a lavatory in the bathroom.	6(a)
16. Replace the window glass in the second floor front right bed room.	3(c)
17. Install one duplex convenience outlet in the living room and dining room.	3(a)
18. Tighten the loose window sashes in the dining room, living room and second floor rear right bedroom.	3(c)
19. Replace the broken window glass in the second floor rear left bed room.	3(c)

PS Form 3811, Dec. 1963

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 .. \$

2. RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to the return receipt fee.)

3. ARTICLE ADDRESSED TO: TOTAL \$
 F. G. H. Realty Corporation
 25 Jackson Street
 Portland, Maine 04103

4. TYPE OF SERVICE: ARTICLE NUMBER
 REGISTERED INSURED
 CERTIFIED COD 935 549
 EXPRESS MAIL

I have received the article described above:

SIGNATURE Addressee Authorized agent
[Signature]

DATE OF DELIVERY

POSTMARK
 PORTLAND
 ME
 JUN 16 1964

5. ADDRESSEE'S ADDRESS (Only if registered)

7. UNABLE TO DELIVER BECAUSE: EMPLOYEE'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

Re: 63 Danforth St. - K. Carroll

2. 08
35

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

F. G. H. Realty Corp.
25 Jackson Street
Portland, Maine 04102

DU 3

CH. 40 BLK. A LOT 24

PROJECT: NCP-WE
ISSUED: June 13, 1984
EXPIRES: August 13, 1984

LOCATION: 63R Danforth St.

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 63R 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 13, 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 it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

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

By 
P. Samuel Hoffses,
Chief of Inspection Services

Code Enforcement Officer - Kevin Carroll (2)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: F. G. H. Realty Corp.

LOCATION: 63R Danforth St. 40-A-24 WE

CODE ENFORCEMENT OFFICER: Kevin Carroll (2)

HOUSING CONDITIONS DATED: June 13, 1984 EXPIRES: August 13, 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. OVERALL - windows - loose and rotted frames.	108-3
* 2. OVERALL - windows - missing counterbalance cords.	108-3
* 3. OVERALL EXTERIOR - walls - loose mortar joints.	108-2
4. OVERALL EXTERIOR - trim - loose and peeling paint.	108-2
5. FRONT EXTERIOR - porch - loose handrail.	108-4
* 6. MIDDLE EXTERIOR - chimney - loose mortar and brick.	108-5
7. SECOND FLOOR REAR EXTERIOR - windows - missing cap mouldings.	108-3
8. FIRST & SECOND FLOOR REAR EXTERIOR - windows - rotted sills.	108-3
* 9. FIRST FLOOR RIGHT REAR EXTERIOR - porch - rotted and missing treads and deck.	108-4
*10. CELLAR - service entrance - illegal electrical service ground.	113
*11. LEFT FRONT CELLAR - ceiling - exposed electrical conductors.	113
*12. OVERALL CELLAR - floor - excessive trash and debris.	109-4
13. CELLAR CHIMNEY - clean out - excessive soot.	108-5
*14. REAR HALL - floor - rotted deck.	108-2
15. FIRST, SECOND & THIRD FLOOR FRONT HALL - walls and ceilings - broken and missing plaster.	108-2
*16. SECOND FLOOR FRONT HALL - railing - missing balusters.	108-4
*17. THIRD FLOOR FRONT HALL - wall - missing light switch cover.	113
*18. THIRD FLOOR FRONT HALL - stairs - missing handrail.	108-4
 <u>FIRST FLOOR ENTIRE</u>	
Not available at time of inspection.	
 <u>SECOND FLOOR ENTIRE</u>	
*19. LIVING ROOM - broken entry door.	108-3
 <u>THIRD FLOOR ENTIRE</u>	
20. BATHROOM - door - broken panels.	108-3
21. LIVING ROOM - wall - broken wall board.	108-2
*22. LIVING ROOM - floor - loose decking.	108-2
*23. LIVING ROOM - ceiling - leaking skylight.	108-2
*24. LEFT FRONT BEDROOM - wall - open electric junction box.	113
*25. OVERALL - floors - rough and uneven.	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.

NOTE: At the time of the survey, we were unable to gain access to the First Floor 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.

City of Portland

NEIGHBORHOOD CONSERVATION

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name CARROLL

2) Insp. Date <u>6/5/84</u>	3) Insp. Type <u>NCP</u>	4) Proj. Code <u>WE</u>	5) Assr's: Chart <u>40</u>	6) Bl. <u>A</u>	7) Lot <u>512</u>	8) Census: Tract <u>-</u>	9) Blk. <u>-</u>	10) Insp. <u>2</u>	11) Form No. <u>-</u>
12) Hous. No. <u>63R</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. CARROLL REALTY</u>							19) Status <u>A0</u>	20) Bldg's Rat. <u>03</u>	
21) Address: <u>-</u>									
22) City and State <u>PORTLAND</u>							Zip Code: <u>-</u>		
23) D. Units <u>3</u>	24) Occ. D. U. s <u>3</u>	25) Rm. Units <u>0</u>	26) Occ. R. U. s <u>0</u>	27) No. Occupants <u>7</u>	28) Com'l U. <u>0</u>	29) Bldg. Type <u>DE</u>	30) Stories <u>3</u>	31) Const. Mat. <u>BR</u>	32) O. Bs. <u>NO</u>
33) C. H. <u>DEF</u>	34) Photo <u>NO</u>	35) Zoned For <u>RL</u>	36) Actual Land Use <u>R</u>	37) D. D. <u>-</u>	38) Lks. Ad. Bth. Fac. <u>Yes (No)</u>	39) Disp. <u>-</u>	40) Closing Date <u>-</u>		

Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		LO/RO	FRAMES		O/A	W/S	W/S	2	108-3	
*2		Mi	COUNTERBALANCE CORDS		O/A		W/S	2	108-3	
*3		RO	MORTAR JOINTS		O/A	EX	W/S	2	108-2	
4		LO/PE	PAINT		O/A	EX	TRIM	2	108-2	
*5		LO	HANDRAIL		FR	EX	PO	2	108-4	
*6		LO	MORTAR & BRICK		Mi	EX	CH	2	108-5	
7		Mi	CAP MOLDINGS	2	RE	EX	W/S	2	108-3	
8		RO	SILLS	1/2	RE	EX	W/S	2	108-3	
*9		RO/Mi	TREADS & DECK	1	RR	EX	PO	2	108-4	
*10		ILLEGAL	ELECTRICAL SERVICE GROUND			CE	SERVICE ENTRANCE	2	113	
*11		EXPOSED	ELECTRICAL CONDUCTORS		LEF	CE	GL	2	113	
*12		EXCESSIVE	TRASH & DEBRIS		O/A	CE	FL	2	108-4	
13		EXCESSIVE	SOOT		CE	CH	CLEAN OUT	2	108-5	

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) Rmg. Tp	8) #Rms	9) Peo	10) #All'd.	11) Sit
PEAVEY											2	Entire	Du	4	2	6	2
12) Child Under 10	13) Child 1-6	14)	15) Rent	16) Rent Code	17) Furn	18) Heat	19) Hot Water	20) Dual Egress	21) Ck'ng	22) Lav	23) Bath	24) Flus					
0	0		GR	GR	NO	GFF	Y	Y	LG	P	P	P					
Viol No	Remedy	Cond.	Violation			Location	Room Type	Area Type	Resp Party	Code Sect Violated	Violation Rem.-Date						
*79		BR	ENTRY DOOR				Li	-	2	108-3							

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE

6 6 8 4

2) INSP.

2

3) FORM NO.

4) TENANT'S NAME

J. Lewis

5) Flr #

3

6) Location

Entire DU

7) Rmg. Tp

DU

8) #Rms

3

9) #Peo

3

10) #All'd

4

11) Sit

2

12) Child Under 10

1

13) Child 1-6

1

14)

—

15) Rent

WTR

16) Rent Code

WTR

17) Furn.

NO

18) Heat

GFF

19) Hot Water

Y

20) Dual Egress

Y

21) Ck'ng

LG

22) Lav

P

23) Bath

P

24) Flus

P

Viol No

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp Party

Code Sect Violated

Violation Rem. - Date

20

BR

PANELS

BA

DO

2

108-3

21

BR

WALL BOARD

LI

WA

2

108-2

*22

LO

Decking

LI

FL

2

"

*23

LK

SKY LIGHT

LI

CE

2

"

*24

OPEN

ELECTRIC JUNCTION BOX

LEF

Be

WA

2

113

*25

~~Rough~~
UNEVEN

O/A

FL'S

2

108-2



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 21, 1986

Richard Harris
P. O. Box 10250
Portland, Maine

Re: 63 Danforth St. Rear

Dear Mr. Harris:

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

- APT. #3 - 1. THROUGHOUT - holes in walls and ceilings. 108-2
2. AROUND DOOR - missing plaster moldings. 108-2
3. OPEN STAIRS - missing balusters. 108-4
4. SMOKE DETECTOR - inoperative.

- HALLWAY - 5. HANDRAIL - missing balusters. 108-4
6. WINDOW - broken. 108-3

- FIRE ESCAPE
7. BALUSTERS - missing. 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 June 21, 1986

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

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

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 21, 1986

Richard Harris
P. O. Box 10250
Portland, Maine

Re: 63 Danforth St. Rear

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6. WINDOW - broken. 108-3

FIRE ESCAPE

7. BALUSTERS - missing. 116-2

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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 P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

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

jmr



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

August 20, 1986

Richard Harris
P.O. Box 10250
Portland, ME

Re: Smoke Detectors

Dear Mr. Harris:

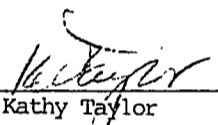
During a recent inspection of the property owned by you at 63R Danforth Street, it was noted that smoke detectors were missing in the following areas:

SECOND FLOOR - missing

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



Kathy Taylor, Code Enforcement
Officer (8)

cc: Lt. James Collins, Fire Prevention Bureau

jmr



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

August 20, 1986

Richard Harris
P.O. Box 10250
Portland, ME

Re: Smoke Detectors

Dear Mr. Harris:

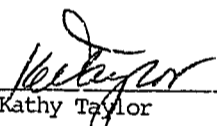
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SECOND FLOOR - missing

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


Kathy Taylor, Code Enforcement
Officer (8)

cc: Lt. James Collins, Fire Prevention Bureau

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

*OK -
filed for
appeal
10/16*

August 15, 1986

RE: Rear Danforth Street

Mr. Richard Harris
35 Penrith Road
Portland, Maine 04102

Dear Mr. Harris:

It has been brought to my attention that you have a third floor apartment at 63 Rear Danforth Street, which was converted from a two family to three apartment units without a building permit ever being issued.

A building permit issued October 25, 1984 shows 5 apartment units as being recognized for 63 Danforth Street. Does this include all of the apartments in this building?

The field inspector has advised that the third floor unit at 63 Rear Danforth Street is illegal and has several code violations.

You are hereby given sixty days in which to file for a variance through the Board of Appeals or to remove this illegal unit which has been added without approval of the Inspection Services Office of the City of Portland.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

/el

Enclosure: Variance Forms

cc: David Lourie, Corporation Counsel
Joseph E. Gray, Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services
Kathleen Taylor, Code Enforcement Officer

HOUSING INSPECTION REPORT

OWNER: Richard Harris

LOCATION: 63R Danforth St. 40-A-24 WE

CODE ENFORCEMENT OFFICER: Kathy Taylor

HOUSING CONDITIONS DATED: August 20, 1986 EXPIRES: October 20, 1986

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>
<u>FIRST FLOOR</u>	
1. FRONT - door - damaged.	108-2
2. FRONT BEDROOM - walls and ceiling - damaged.	108-2
3. KITCHEN - floor and ceiling - damaged.	108-2
<u>SECOND FLOOR</u>	
4. THROUGHOUT - windows - missing screens.	108-3
5. REAR BEDROOM - window - missing counterweights.	108-3
6. BATHROOM - ceiling - damaged light fixture.	113
7. SMOKE DETECTOR - missing.	
<u>THIRD FLOOR</u>	
8. THROUGHOUT - windows - no screens.	108-3
9. LIVINGROOM - window - missing entire.	108-3
10. LIVINGROOM - skylight window - damaged frame, leaks.	108-3
11. LIVINGROOM - ceiling - damaged.	108-2
12. LIVINGROOM - floor - damaged.	108-2
13. KITCHEN - walls and ceiling - damaged.	108-2
14. BEDROOMS - walls and ceiling - damaged.	108-2
15. BATHROOM - door - damaged and missing door knob.	108-3
<u>FRONT HALL STAIRS</u>	
16. WALLS AND CEILINGS - damaged.	108-3
17. HANDRAIL - missing and missing balusters.	108-4
<u>REAR HALL STAIRS</u>	
18. WALLS AND CEILINGS - damaged.	108-3
19. LIGHT - missing.	113
20. FIRST FLOOR - floor - damaged, dangerous.	108-2
<u>CELLAR</u>	
21. STAIRS - damaged, dangerous steps; missing handrail.	108-4
22. TRASH.	
<u>REAR PORCH</u>	
23. BALUSTERS - missing.	108-4

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Richard Harris
P.O. Box 10250
Portland, Me.

DU 3

CH. 40 BLK. A LOT 24

LOCATION: 63R Danforth Street

PROJECT: NCP-WE
ISSUED: August 20, 1986
EXPIRES: October 20, 1986

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 63R Danforth Street by Code Enforcement Officer Kathy Taylor. 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 October 20, 1985. 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.

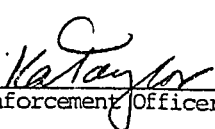
Please contact this office if you have any questions regarding this order.

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 Hoffses
Chief of Inspection Services


Code Enforcement Officer - Kathy Taylor (8)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Richard Harris

LOCATION: 63R Danforth St. 40-A-24 WE

CODE ENFORCEMENT OFFICER: Kathy Taylor

HOUSING CONDITIONS DATED: August 20, 1986 EXPIRES: October 20, 1986

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>
<u>FIRST FLOOR</u>	
✓ 1. FRONT door - damaged.	108-2
✓ 2. FRONT BEDROOM - walls and ceiling - damaged.	108-2
✓ 3. KITCHEN - floor and ceiling - damaged.	108-2
<u>SECOND FLOOR</u>	
4. THROUGHOUT - windows - missing screens.	108-3
✓ 5. REAR BEDROOM - window - missing counterweights.	108-3
✓ 6. BATHROOM - ceiling - damaged light fixture.	113
✓ 7. SMOKE DETECTOR - missing.	
<u>THIRD FLOOR</u>	
✓ 8. THROUGHOUT - windows - no screens.	108-3
✓ 9. LIVINGROOM - window - missing entire.	108-3
✓ 10. LIVINGROOM - skylight window - damaged frame, leaks.	108-3
✓ 11. LIVINGROOM - ceiling - damaged.	108-2
✓ 12. LIVINGROOM - floor - damaged.	108-2
✓ 13. KITCHEN - walls and ceiling - damaged.	108-2
✓ 14. BEDROOMS - walls and ceiling - damaged.	108-2
✓ 15. BATHROOM - door - damaged and missing door knob.	108-3
<u>FRONT HALL STAIRS</u>	
✓ 16. WALLS AND CEILINGS - damaged.	108-3
✓ 17. HANDRAIL - missing and missing balusters.	108-4
<u>REAR HALL STAIRS</u>	
✓ 18. WALLS AND CEILINGS - damaged.	108-3
✓ 19. LIGHT - missing.	113
✓ 20. FIRST FLOOR - floor - damaged, dangerous.	108-2
<u>CELLAR</u>	
✓ 21. STAIRS - damaged, dangerous steps, missing handrail.	108-4
✓ 22. TRASH.	
<u>REAR PORCH</u>	
✓ 23. BALUSTERS - missing.	108-4

mice

all OK 10/16/86
Send Copy C

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Richard Harris
P.O. Box 10250
Portland, Me.

DU 3

CH. 40 BLK. A LOT 24

LOCATION: 63R Danforth Street

PROJECT: NCP-WE
ISSUED: August 20, 1986
EXPIRES: October 20, 1986

Dear Mr. Harris:

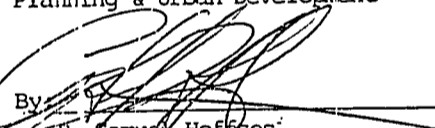
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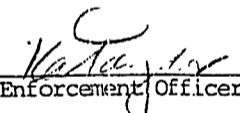
In accordance with the provisions of the above-mentioned Code you are hereby ordered to correct those defects on or before October 20, 1986. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from 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 its 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 Hoffses
Chief of Inspection Services


Code Enforcement Officer - Kathy Taylor

Attachments

jmr

100
354

CERTIFICATE
OF
COMPLIANCE

DATE: October 24, 1986

DU: 3

CITY OF PORTLAND

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

Richard Harris
P.O. Box 10250
Portland, ME

Re: Premises located at 63R Danforth Street 40-A-24 WE

Dear Mr. Harris:

A re-inspection of the premises noted above was made on October 16, 1986
by Code Enforcement Officer Kathy Taylor.

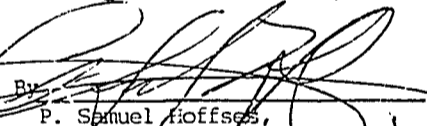
This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated August 20, 1986.


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 October 1991.

Sincerely yours,

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


By: P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer - K. A. Taylor 3/8

jmr