

33 Danforth Street

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Peter J. & Mary K. Rogers  
440 Forest Avenue  
Portland, Maine 04101

DU 3

Ch. 40 Blk. B Lot 21  
Location: 33 Danforth St.

Project: NCP-WE  
Issued: June 27, 1983  
Expires: Sept. 27, 1983

Dear Mr. & Mrs. Rogers:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 33 Danforth St., Portland, Me. by Code Enforcement Officer Marge Schmuckal. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before Sept. 27, 1983. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

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

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 Lyle D. Royes  
Lyle D. Royes,  
Inspection Services Division

M. Schmuckal  
Code Enforcement Officer - M. Schmuckal (3)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Peter J. & Mary K. Rogers

CODE ENFORCEMENT OFFICER - M. Schmuckal (3)

33 Danforth Street, Portland, Maine 40-B-21 NCP-WE Notice of Housing Conditions  
DATED: June 27, 1983 EXPIRES: September 27, 1983

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

FIRST FLOOR ENTIRE

1. OVERALL KITCHEN - floor - worn flooring (linoleum).
2. OVERALL BATHROOM - ceiling - broken ceiling tiles.
3. BATHROOM - tub drain - inoperative.
4. BATHROOM - sink drain - inoperative.
5. MIDDLE BEDROOM - ceiling - illegal light fixture.

SEC. (S)

3-b

3-b

6-c

6-c

8-e

3-b

SECOND FLOOR ENTIRE

6. OVERALL KITCHEN - floor - worn flooring.

6-c

THIRD FLOOR ENTIRE

7. BATHROOM - sink - leaking plumbing.  
Smoke detector needed in this apartment



## CITY OF PORTLAND

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

June 27, 1983

Peter J. & Mary K. Rogers  
440 Forest Avenue  
Portland, Maine 04101

Re: 33 Danforth St. 40-B-21 WE

Dear Mr. & Mrs. Rogers:

During a recent inspection by Code Enforcement Officer Marge Schmuckal of the property owned by you at 33 Danforth Street, it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRS. 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

Third Floor

THE FIRE PREVENTION BUREAU HAS BEEN NOTIFIED OF THE ABOVE CONDITION(S). PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE ALARMS."

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

By Lyle D. Hoyer  
Inspection Services Division

Code Enforcement Officer - M. Schmuckal (3)

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

City of Portland

Check Off Sheet  
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name Schmuckl

2) Insp. Date	3) Insp. Type	4) Prec. Code	5) Ass't's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Bik.	10) Insp.	11) Form No.
1-9-83		HP-VE	AD	B	Z				
12) House No.	13) Sec. H. No.	14) Suffix	5) District	16) Street Name		17) St. Design		19) Status	20) Bldg's Rtg.
33				Danforth		ST		ABO	3
18) Owner or Agent: <u>PETER J + MARY K ROGERS</u>									
21) Address: <u>440 Front Ave</u>								Zip Code <u>97207</u>	
22) City and State: <u>Portland</u>									

23) D. Units	24) Occ. D.U.'s	25) Rm. Units	26) Occ. R.U.s	27) No. Occupants	28) Com' IU	29) Bldg. Type	30) Stories	31) Const. Mat.	32) O.B's
5	3			7		DE	2 1/2	Wood	
33) C.H.	34) Pho.	35) Zoned For	36) Actual Land Use	37) D.D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date		
					Yes	NO			

EXTERIOR - Structure		Cd. Viol.	INTERIOR - Structure		Cd. Viol.
Foundation	EX/FO	3a	Lighting		8e
Walls	EX/WA	3a	Elec. Wiring	FW	3b
Roof	RO	3a	Floors	FI	3b
Porch	PO	3d	Walls	IN/WA	3b
Stairs	EX/SR	3d	Ceilings	CE	3c
Steps	SP	3d	Windows	IN/WI	3c
Doors	DO	3c	Airshafts	AS	3a
Windows	EX/WI	3c	Roof Rafters	ROR	4e
Eaves	EA	3a	Sanitation	SAN	3d
Trim	TR	3e	Stairways	IN/SRW	3d
Chimney	EX/CH	3a	Stair Treads	SRT	6d
Gutters	GU	3a	Wastelines	WSL	6c
Roof Drains	RD	3a	Supply Lines	SUL	3e
Bulkhead	BU	4e	Stacks	ST	3e
Outbuildings	GR - SH	4e	Flues	FU	3e
Yard	YA	4d	Vents	VE	3e
Garbage	GA	4d	Chimney	IN/CH	9c
Rubbish	RU	4d	Heating Equip. Furnace - FU	Spaceheater - SPH	4b
Containers	CO	4d	Bsmc. Sanitation	Litter - LI	Debris - DE
Drainage	DR	3a			3a
Infestation	IN-CR-FL	4e	Dampness - DM		8c
Rats	RA	4e	Lighting	BS/LI	8e
Other		4e	Elec. Panel	EL, PA	3d
Fire Escape	FE	10	Stairs	BS/SR	3a
Dual Egress	DE	10	Foundation	IN/FC	3a
Driveways	DW		Floors	EL/FC	3a
Walks	WA		Car Joists	CA	3a
Fences	FN		Timbers	SI	5f

*No HC*

*Smoke alarm needed 3rd floor apt.*

Remarks on reverse side





City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

4) TENANT'S NAME

5) Flr. #

6) Location

7) Rm. Tr.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. Rms.

12) Child Under 10

13) Child 1-6

14) Child 7-17

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

F. ea Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

7

LE

Plumbing

BA

SK

651

Smoke Detector Needed in this apt

PORTLAND HEALTH DEPARTMENT

REQUEST FOR SERVICE

DATE RECEIVED	7/18/78	BY	Vh	DISTRICT	
REQUEST BY	NAME	Peter Rogers (Do Not Use His Name)			
	ADDRESS				
OWNER	NAME	Peter Rogers's children			
	ADDRESS				
CONDITIONS	ADDRESS	33 Hanjath St.			
COMMENTS	<p>Tenant on 3rd floor said someone is living in the basement &amp; that Rogers wants the inspectors to check them, but do not tell the rest of 2nd floor tenants about the complaint. Case it a security inspection. If the door should not be locked, if it is, get the 1st or 2nd floor tenants to unlock it. Also check to see if steps need repair.</p>				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING	BY	DATE
PRIORITY	ROUTINE	SPECIAL			
	URGENT	REPORT TO			

NOT JUSTIFIED

\*

C E R T I F I C A T E  
O F  
C O M P L I A N C E

CITY OF PORTLAND

April 7, 1978

Department of Neighborhood Conservation  
Housing Inspections Division  
Telephone: 775-5451 - Extension 448 - 358

Mr. Peter Rogers

1700 Westbrook Street

Portland, Maine 04102

Re: Premises located at 33 Danforth Street, Portland, Maine NCP-WE 4C-P-21

Dear Mr. Rogers

A re-inspection of the premises noted above was made on April 6, 1978  
by housing inspector Leary.

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 Sept. 12, 1977.

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 1983.

Sincerely yours,

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

By

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

Inspector M. Leary  
M. Leary

ADMINISTRATIVE HEARING DECISION

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

Date December 23, 1977

Mr. Peter Rogers  
1700 Westbrook Street  
Portland, Maine 04102

OK  
DATE 4/6/78

Re: Premises located at 33 Danforth Street, Portland, Maine MCP-WE 40-B-21

Dear Mr. Rogers:

You are hereby notified that as a result of a telephone conversation between yourself and Inspector Leary  
on Dec. 23, 1977, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to Feb. 23, 1978 in order to complete the work now in progress to correct the remaining nine (9) Housing Code violations as listed on the attached copy of "Notice of Housing Conditions" dated Sept. 12, '77

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.

Very truly yours,

Joseph E. Gray, Jr.  
Director Neighborhood Conservation

By Lyle P. Noyes  
Lyle P. Noyes  
Chief of Housing inspections

In Attendance:  
Mr. Rogers

Marlin Leary

VW Encl.

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: 40-B-21  
 Location: 33 Danforth Street  
 Project: MCF-West End  
 Issued: Sept. 12, 1977  
 Expired: Dec. 11, 1977

Mr. Peter Rogers  
 1700 Westbrook Street  
 Portland, Maine 04101

Dear Mr. Rogers:

An examination was made of the premises at 33 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 December 12, 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 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 FOR HOUSING" - Section(s)

<del>1. REAR CEILING WALL - replace missing brick and mortar.</del>	<del>3b</del>
* 2. LEFT FRONT EXTERIOR WALL - secure loose service entrance cable.	8a
* 3. MIDDLE CEILING CEILING - secure hanging & loose junction box.	8a
4. MIDDLE CEILING CEILING - replace missing junction box cover.	8a
* 5. RIGHT FRONT CEILING CEILING - repair or replace broken joist.	3a
<u>FIRST FLOOR</u>	
<del>6. REAR LIVING ROOM - replace broken glass.</del>	<del>3c</del>
<del>7. LEFT REAR BEDROOM WINDOW - replace broken glass.</del>	<del>3c</del>
7. WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened.	3c
WINDOW - secure the glass by replacing points and/or reglazing.	3c
<del>8. BEDROOM WINDOW - repair or replace broken sash.</del>	<del>3c</del>
<del>9. MIDDLE BEDROOM WALL - enclose exposed electrical wiring.</del>	<del>8a</del>

continued

vw

continued

33 Danforth Street, Portland, Maine NCP-West End 40-B-21

9/12/77

SECOND FLOOR

- |   |  |               |
|---|--|---------------|
| <del>11. BATHROOM WINDOW</del>                                | <del>repair or replace broken sash.</del>                                | <del>3c</del> |
| <del>12. RIGHT MIDDLE LIVING ROOM &amp; BEDROOM WINDOWS</del> | <del>secure the glass by replacing points</del>                          | <del>3c</del> |
|   | <del>and/or reglazing.</del>   | <del>3c</del> |
| <del>13. LIVING ROOM WINDOW</del>                             | <del>replace rotted sash.</del>  | <del>3c</del> |
| <del>14. LIVING ROOM WINDOW</del>                             | <del>replace missing counter-balance cords allowing window sash to</del> | <del>3c</del> |
|   | <del>remain elevated when opened.</del>                                  | <del>3c</del> |
| <del>* 15. LEFT REAR BEDROOM CEILING</del>                    | <del>repair or replace cracked and buckled plaster.</del>                | <del>3b</del> |

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



P 032 224 850

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Re: 33 Danforth St. - A. Rowe - Housing

Sent to	Peter Rogers
Street and No.	440 Forest Ave
P.O., State and ZIP Code	Portland, ME 04101
Postage	\$
Certificate Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom, Date, and Address of Delivery	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

\* U.S.G.P.O. 1984-448-014

PS Form 3800, Feb. 1982



CITY OF PORTLAND, MAINE

339 CONGRESS STREET  
PORTLAND, MAINE 04101  
5451

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

June 2, 1988

Peter Rogers  
440 Forest Avenue  
Portland, Maine 04101

Re: 33 Danforth Street - 40-B-21  
Lead Paint Hazard

Dear Mr. Rogers:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Rowe of the property owned by you at 33 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Exterior trim positive for lead paint hazard.
2. Common Hall - handrail and upright board - positive.
3. Apartment #1
  - a. Kitchen - left rear window sash - positive.
  - b. Center Bedroom - sash positive.
  - c. Living Room - all woodwork positive with exception of new wood and door.
  - d. Bathroom - mopboards, window, all trim positive.
4. Apartment #2 (child's apartment)
  - a. Living Room - all woodwork (except for new wood) positive.
  - b. Center Bedroom - all woodwork positive.
  - c. Kitchen - all woodwork (except new door frames) positive.
  - d. Bath - all woodwork - positive.
  - e. Right Rear Bedroom - mopboards, door trim to Kitchen positive.
  - f. Left Rear Bedroom - All woodwork positive.
5. Apartment #3
  - a. Rear Bedroom - mopboard positive.
  - b. Rear Bedroom - door frame positive.

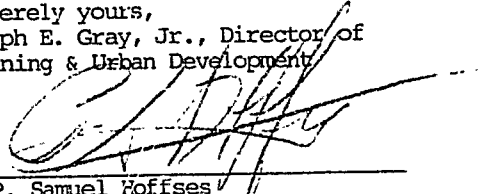
All areas which pose a lead hazard tested above 2.0 lead (mg./cm<sup>2</sup>) on the Princeton Gamma - Tech lead analyzer.

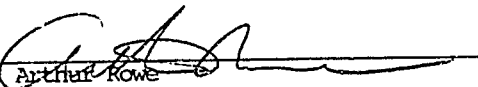
The above mentioned conditions are in violation of Article V, Section 6-115 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before August 1, 1988.

(2)

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  
Chief of Inspection/Services

  
Arthur Rowe  
Code Enforcement Officer

jmr

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 11, 1995

ROGERS MARY K  
440 FOREST AVE  
PORTLAND ME 04101  
ATTN: MICHAEL ROGERS

Re: 33 Danforth St  
CBL: 040- - B-021-001-01  
DU: 3

Dear Ms. Rogers:

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

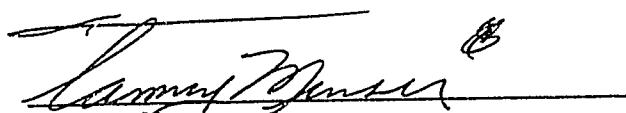
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on 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 this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 33 Danforth St  
Housing Conditions Date: October 11, 1995  
Expiration Date: December 10, 1995

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

- |    |   |        |
|----|---|--------|
| 1. | EXT - LEFT/FRONT -<br>BRICKS NEED TO BE REPOINTED                                     | 108.10 |
| 2. | EXT - LEFT/FRONT -<br>WINDOW IS MISSING   | 108.30 |
| 3. | INT - 1ST FLR - FRONT ROOM<br>CEILING TILES ARE IN DISREPAIR                          | 108.20 |
| 4. | INT - 2ND FLR - FRONT ROOM<br>WINDOW IS BROKEN  | 108.20 |
| 5. | INT - 2ND FLR - BATHROOM<br>TUB HAS A CROSS-CONNECTION                                | 111.40 |
| 6. | INT - 2ND FLR - KITCHEN<br>SINK DOES NOT HAVE A TRAP                                  | 111.40 |
| 7. | INT - 3RD FLR - STAIRS - ENTRANCE<br>HANDRAIL IS MISSING                              | 108.40 |
| 8. | INT - BASEMENT -<br>STAIRS HAVE NO HANDRAIL   | 108.40 |
| 9. | EXT - REAR - FIRE ESCAPE -<br>BIKES ARE BLOCKING THE EXIT ON THE SECOND-FLOOR LANDING | 108.40 |