



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

February 22, 1989

Wolf Associates  
1 Dana Street  
Portland, ME 04101

Re: 92 Danforth St.

Dear Sir:

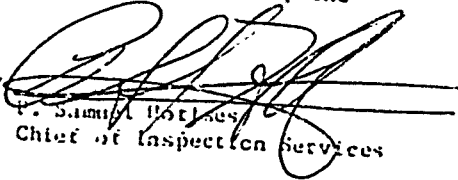
We recently received a complaint and an inspection was made by Code Enforcement Officer Joe Torres of the property owned by you at 92 Danforth St., Apt. 10, 4th Fl., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. INTERIOR FOURTH FLOOR, APT. 10 - rear exit door (2nd. means of egress) - blocked and obstructed by 100% furniture. 108-4
2. INTERIOR THIRD FLOOR REAR EXIT DOOR (2nd. means of egress) obstructed. 108-4
3. INTERIOR SECOND FLOOR REAR EXIT DOOR (2nd. means of egress) obstructed. 108-4
4. INTERIOR - ALL SMOKE DETECTORS IN HALLWAYS - inoperative, no batteries. 2464
5. EXTERIOR FIRST FLOOR FRONT DOOR STEP - top step, concrete uneven surface. 108-4
6. INTERIOR FIRST FLOOR SMOKE DETECTORS - inoperative - 2464

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 March 4, 1989.

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

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

By:   
Joe Torres, Housing Inspector  
Chief of Inspection Services

Joe Torres, Housing Inspector

jmr



CITY OF PORTLAND, MAINE

339 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DME:JN

Date: February 22, 1939

Wolf Associates  
1 Dana Street  
Portland, ME 04101

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 92 Danforth Street, it was noted that smoke detectors were missing/inoperable in some locations.

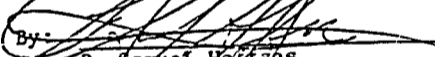
25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

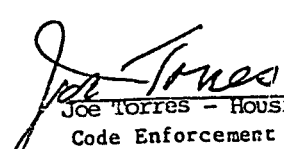
Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

Joseph E. Gray, Jr., Director  
Planning & Urban Development

By:   
P. Samuel Hoffses  
Chief of Inspection Services

  
Joe Torres - Housing Inspector  
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

P 032 225 107

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

U.S.G.P.O. 1984-448-014  
PS Form 3800, Feb. 1982

Sent to	Wolf Associates
Street and No.	1 Dana Street
P.O., State and ZIP Code	Portland, ME 04101
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

Re: 92 Danforth St. - J. Torres - Housing

PS Form 3811, July 1983 447-948

**SENDER: Complete items 1, 2, 3 and 4.**  
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1.  Show to whom, date and address of delivery.  
2.  Restricted Delivery.

3. Article Addressed to:  
Wolf Associates  
1 Dana Street  
Portland, ME 04101

4. Type of Service:  Registered  Insured  Certified  COD  Express Mail  
Article Number: 225-107

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee  
X

6. Signature - Agent  
X Susan Robinson

7. Date of Delivery

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

DOMESTIC RETURN RECEIPT

Re: 92 Danforth St. - J. Torres - Housing

CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

March 23, 1989

Wolf Associates  
1 Dana Street  
Portland, ME 04101

Re: 92 Danforth St., Apt. #6

44-A-28

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Joseph Torres of the property owned by you at 92 Danforth St., Apt. #6, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

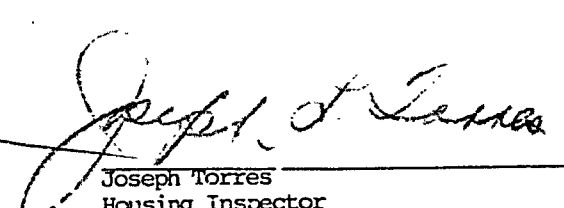
1. INTERIOR SECOND FLOOR, APT. #6 - OVERALL APARTMENT - infestation of rats. 109-5
2. INTERIOR " " " - BATHROOM CEILING - upstairs apartment flooding bathroom. 108-1
3. " " " " - BATHROOM - shower ring broken. 109-5
4. INTERIOR - " " " - BATHROOM CEILING - panels in disrepair. 108-2
5. " " " " - BATHROOM - paint peeling. 108-2
6. " " " " - HEAT TEMPERATURE - out of control - too hot or too cold. 114-2
7. " " " " - STEAM RADIATORS - control valves - no knobs. 114-2
8. " " " " - BEDROOM - electrical receptacles - inoperative. 113
9. " " " " - BEDROOM WALLS - hole in plaster. 108-2
10. " " " " - BEDROOM CEILING - light broken. 113
11. " " " " - WINDOWS - inoperative sash. 108-3
12. " " " " - STOVE - GAS LEAKS
13. " " " " - KITCHEN CEILING - panels in disrepair 108-2

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected before \_\_\_\_\_.

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

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

By   
P. Samuel Hoffses  
Chief of Inspection Services

  
Joseph Torres  
Housing Inspector

jmr

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

May 20, 1993

Ken Ray  
S&K Realty  
47 Portland St.  
Portland, ME 04101

Re: 92 Danforth Street 2nd & 3rd floors  
CBL #: 044-A-022  
DU: 12

Dear Sir,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the second and third floor apartments are hereby declared unfit for human occupancy.


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

Article v Section 6-120 (3)  
(3) Properties which, because of their general condition, state of the premises, number of occupants, or location, are so insanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to the occupants or the public;

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

Sincerely,

  
Kathy Lowe  
Code Enforcement Officer

  
S. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

May 20, 1993

Occupant-Apt. 8  
92 Danforth St.  
Portland, Maine 04101

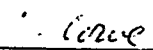
Re: 92 Danforth St.


Occupant-Apt. 8:

A recent inspection by Code Enforcement Officer Kathy Lowe of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Ken Ray, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

  
\_\_\_\_\_  
Kathy Lowe  
Code Enforcement Officer

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

/el

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

May 20, 1993

Occupant-Apt. 9  
92 Danforth St  
Portland, Maine 04101

Re: 92 Danforth St.

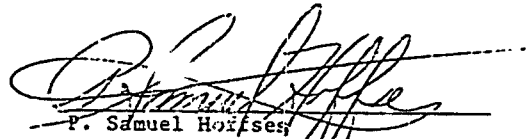
Occupant-Apt. 9:

A recent inspection by Code Enforcement Officer Kathy Lowe of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Ken Ray, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

  
Kathy Lowe  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

/el

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

May 20, 1993

Occupant-Apt. 12  
92 Danforth St.  
Portland, Maine 04101

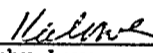
Re: 92 Danforth St.

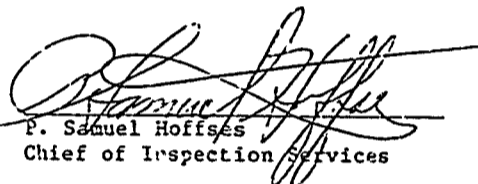
Occupant-Apt. 12:

A recent inspection by Code Enforcement Officer Kathy Lowe of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Ken Ray, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

  
Kathy Lowe  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

/el

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

May 20, 1993

CITY OF PORTLAND

RE: 92 Danforth St.  
44-A-22  
DU: 12

Ken Ray  
S&K Realty  
47 Portland, St.  
Portland, ME 04101

Dear Mr. Ray:

Per our recent conversation and upon inspecting the premises at 92 Danforth Street, I am hereby posting against occupancy the second and third floors of this dwelling and ordering the tenants to vacate their apartments.

It is our understanding that you will continue to renovate this building but will keep the second and third floors vacant until such time as this office releases them from posting.

It is also our understanding that the rear porches will be sealed off from use until such time as they are repaired and the railings and balusters meet code requirements.

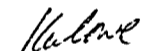
The first floor of this building may be occupied while you renovate with the understanding that you focus your attention on the following:

- (1) Seal all openings in walls and ceilings in hallways and apartments to achieve a fire-rated separation of 1 hour.
- (2) Install a fire alarm system with emergency lighting. (permit required)
- (3) Make sure smoke detectors in apartments are present and operational.

If you have any questions regarding this matter, please do not hesitate to call. I may be reached at 874-8300 Ext. 8707 usually between 7-9 a.m. or 2:30-3:30 p.m.

Thank you for your cooperation in this matter, Ken.


Sincerely,

  
Kathleen A. Lowe  
Code Enforcement Officer

/el

cc: P. Samuel Hoffses, Chief of Inspection Services  
LT. Gaylen McDougall, Fire Prevention Bureau  
Anne Pringle, Councilor  
Dwight Gailey, Housing Inspector ✓  
John McDonough, Councilor

389 Congress Street • Portland, Maine 04101 • (207) 874-8300

9/25/89  
Completed  
  
K. C.  
207

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Wolf Partnership 773-4988  
7 Exchange Street  
Portland, ME 04101

DU 12

CH. 44 BLK. A LOT 22

LOCATION: 90 Danforth Street

PROJECT: NCP-NDP  
ISSUED: October 27, 1986  
EXPIRES: December 27, 1986

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 90 Danforth Street by Code Enforcement Officer K. A. 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 December 27, 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 Hoffes  
Chief of Inspection Services

Code Enforcement Officer - K. A. Taylor

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Wolf Partnership

LOCATION: 90 Danforth Street.

CODE ENFORCEMENT OFFICER: K. A Taylor

HOUSING CONDITIONS DATED: October 27, 1986 EXPIRES: December 27, 1986

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

- 119 no
1. INTERIOR - front stairway - missing balusters. *corrected - 7-23-87* SEC. (S)  
2. INTERIOR - rear stairway - missing balusters " " " " 108-4  
3. APARTMENT #1 - BATHROOM - ceiling and walls damaged. 108-2  
4. APARTMENT #1 - KITCHEN - floor - *damaged* 108-2

*9/21/87 all corrections completed*

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 23, 1993

Kenneth Ray  
24 Winn Rd  
Falmouth, ME 0410

Also: 47 Portland St  
Portland, ME 04101

Re: 90 Danforth St  
CBL: 044- - A-022-001-01  
DU: 12

Dear Mr. Ray,

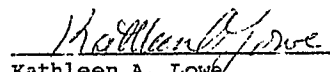
As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the partially occupied structure is hereby declared unfit for human occupancy.

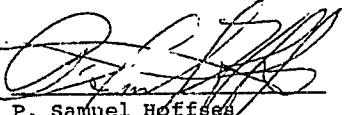
The above mentioned structure is to be vacated and kept vacant so long as the following conditions continue to exist thereon.

Article v Section 6-120  
(4) Properties In Or On Which The Owner, Operator Or Occupant Has Failed To Comply With Notices Or Orders Issued Under The Provisions Of This Article. (Code 1968, & 307.14; Ord. No. 475-86, & 11. 4-7-86)

Therefore, you will not occupy, permit anyone to occupy, or rent any part of the above mentioned structure without the written consent of the Health officer or his/her agent.

Sincerely,

  
Kathleen A. Lowe  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 23, 1993

Tenant  
90 Danforth St  
Unit #1  
Portland Me


Re: 90 Danforth St  
CBL: 044- - A-022-001-01  
DU: 12

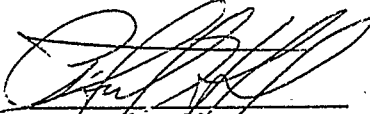
Dear Tenant,

A recent inspection of the unit (#1) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Kenneth Ray, has been notified of the above mentioned condition and has been directed to take immediate steps to vacant the unit.

Sincerely,

  
Kathleen A. Lowe  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 23, 1993

Tenant  
90 Danforth St  
Unit #2  
Portland Me

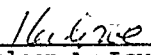
Re: 90 Danforth St  
CBL: 044- - A-022-001-01  
DU: 12

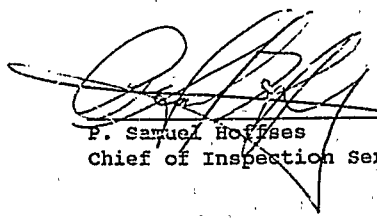
Dear Tenant,

A recent inspection of the unit (#2) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Kenneth Ray, has been notified of the above mentioned condition and has been directed to take immediate steps to vacant the unit.

Sincerely,

  
Kathleen A. Lowe  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 23, 1993

Tenant  
90 Danforth St  
Unit #3  
Portland Me

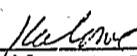
Re: 90 Danforth St  
CBL: 044- - A-022-001-01  
DU: 12

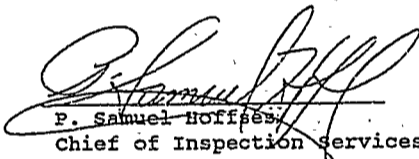
Dear Tenant,

A recent inspection of the unit (#3) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Kenneth Ray, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the unit.

Sincerely,

  
Kathleen A. Lowe  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 23, 1993

Tenant  
90 Danforth St  
Unit #6  
Portland Me

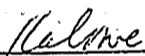
Re: 90 Danforth St  
CBL: 044- - A-022-C01-C1  
DU: 12

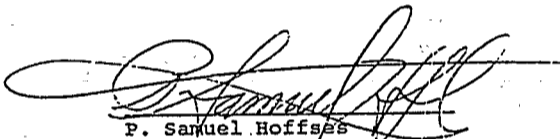
Dear Tenant,

A recent inspection of the unit (#6) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Kenneth Ray, has been notified of the above mentioned condition and has been directed to take immediate steps to vacant the unit.

Sincerely,

  
Kathleen A. Lowe  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 23, 1993

Tenant  
90 Danforth St  
Unit #8  
Portland Me

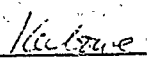
Re: 90 Danforth St  
CBL: 044- - A-022-001-01  
DU: 12

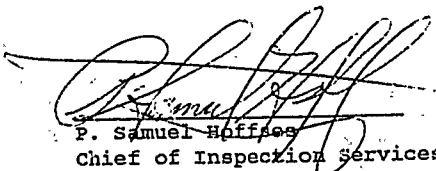
Dear Tenant,

A recent inspection of the unit (#8) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Kenneth Ray, has been notified of the above mentioned condition and has been directed to take immediate steps to vacant the unit.

Sincerely,

  
Kathleen A. Lowe  
Code Enforcement officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 23, 1993

Tenant  
90 Danforth St  
Unit #12  
Portland Me

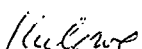
Re: 90 Danforth St  
CBL: 044- - A-022-001-01  
DU: 12

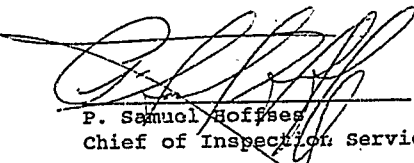
Dear Tenant,

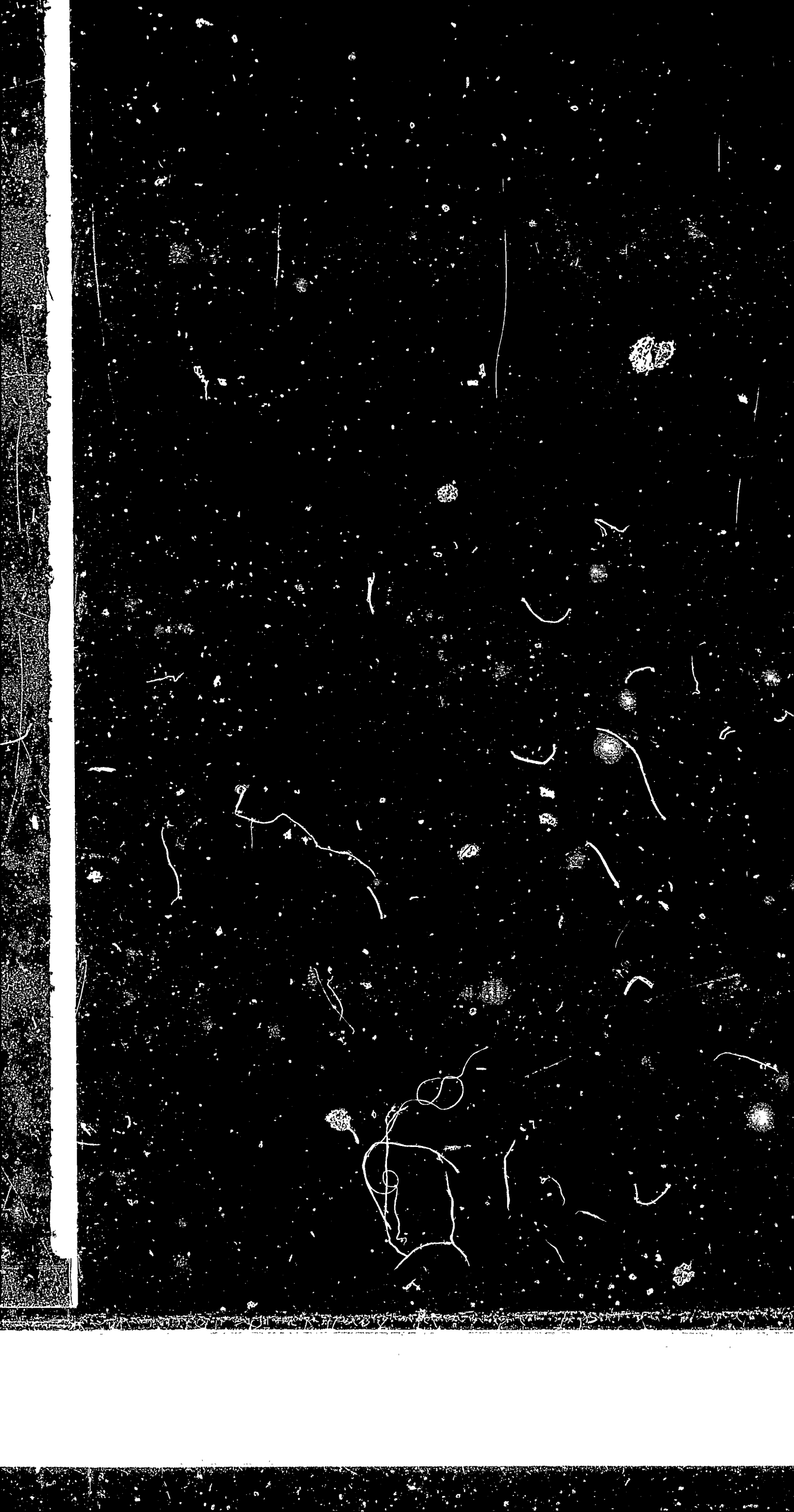
A recent inspection of the unit (#12) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Kenneth Ray, has been notified of the above mentioned condition and has been directed to take immediate steps to vacate the unit.

Sincerely,

  
Kathleen A. Lowe  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

MAY 15, 1996

VINCENT COYNE  
C/O VINNEY'S VARIETY  
88 DANFORTH ST  
PORTLAND ME 04101

Re: 90 DANFORTH ST  
CBL: 044- - A-022-001-01  
DU: 12

Dear Mr. Coyne:

This is to inform you, as owner or agent of the property located at the above-referenced address, that we have released the entire structure from posting.

Therefore, you may rent this structure to others or occupy it yourself.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Tammy Munson".

Tammy Munson  
Code Enfc. Offr./ Field Supv.