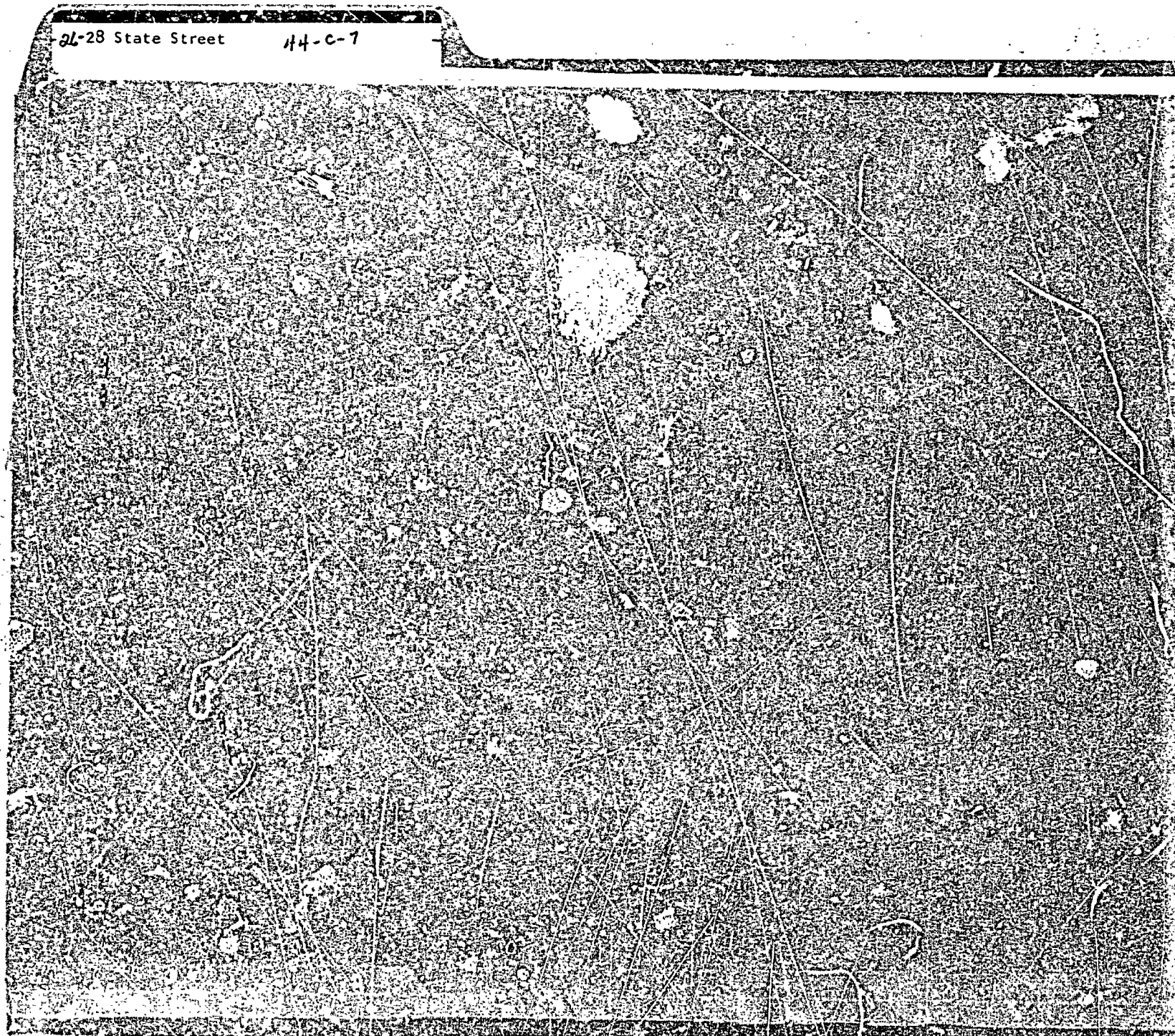


21-28 State Street

44-C-7



REINSPECTION RECOMMENDATIONS

LOCATION IL STATE

PROJECT ALP

OWNER THE STATE

INSPECTOR Gen. [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>MAY 25 1978</u>					

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

DATE			
		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	POSTING RELEASE
		SATISFACTORY Rehabilitation in Progress	
		Time Extended To: _____	
		Time Extended To: _____	
		Time Extended To: _____	
		UNSATISFACTORY Progress Send "HEARING NOTICE"	"FINAL NOTICE"
		"NOTICE TO VACATE"	
		POST Entire _____	
		POST Dwelling Units _____	
<u>2/1/78</u>	<u>MIG</u>	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken <input checked="" type="checkbox"/>	
<u>2/11</u>	<u>MIG</u>	INSPECTOR'S REMARKS: <u>nothing done</u>	
		INSTRUCTIONS TO INSPECTOR: _____	

Make
FYI

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date May 16, 1979

To: Fred I. Merrill
(contractor)

189 Sawyer Street
South Portland, Me.

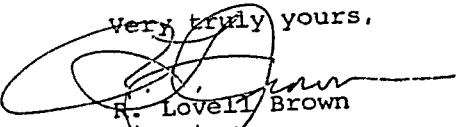
With relation to permit applied for to demolish a 3 porches
at (address) 26-28 State Street belonging to

(owner) Richard B. Olfene Jr.. It is unlawful to
commence demolition work until a permit has been issued from this
department.

Section 6 of the Ordinance for rodent and vermin control provides,
"It shall be unlawful to demolish a building or structure unless
provision is made for rodent and vermin eradication. No permit
for the demolition of a building or structure shall be issued by
the Building and Inspection Services Department until and unless
provisions for rodent and vermin eradication have been carried out
under the supervision of a pest control operator registered with the
Health Department."

The building permit for demolition cannot be issued until the
provisions of this section have been satisfied. It is the obli-
gation of owner or demolition contractor or both to take up with
the Health Department the matter of complying with this section,
being prepared to inform that department what registered pest
control operator is to be employed.

NOTICE - PER MUNICIPAL CODE
A PERMIT TO DEMOLISH OR REMOVE A
STRUCTURE SHALL EXPIRE THIRTY
(30) DAYS AFTER THE DATE OF
ISSUANCE.

Very truly yours,

R. Lovell Brown
Director

Health Department comments: _____

- Copies to:
2 - Health - Tuviron. (Mr. Blumenthal)
1 - Health (Mr. Noyes)
1 - Public Works (Phil Mullin)
1 - Fire Dept.
1 - Gus James

MUNICIPAL COURT ACTION RECORD

HOUSING DIVISION - HEALTH DEPARTMENT
CITY OF PORTLAND

DOCKET NO. _____
LOCATION 26-8 State

A. OWNER - AGENT - TENANT Wayne McIntosh PHONE # _____
B. INSPECTOR (WITNESS) M. Gough

DATES:

A. FIRST NOTICE 5-25-78 EXPIRED 6-25-78 NO. VIOLATIONS LOD letter on rear porches
B. ADMINISTRATIVE HEARING SET _____ APPEARED: YES _____ NO _____
C. RESULTS OF ADMIN HEARING _____
D. ADMINISTRATIVE DECISION _____ TIME EXTENDED TO _____
E. FINAL NOTICE _____ NO. VIOLATIONS _____
F. LATEST RE-INSPECTION 8-11-78 NO. VIOLATIONS Nothing done
G. TO CORPORATION COUNSEL - 8-14-78 REQUEST FOR LEGAL ACTION REQUEST RETURNED 8-22-78
H. DATE COMPLAINT FILED IN DISTRICT COURT 8-22-78
I. EXPLANATION FOR COURT ACTION Failure to repair unsafe porches

J. TO APPEAR AT DISTRICT COURT 9-8-78 at 9 A.M.

COURT ACTION

DATE: 9-6-78

A. PLEA TO _____ JUDGE _____
B. COUNTY ATTORNEY _____ ATTORNEY _____ PHONE _____
C. INSPECTOR _____ TIME _____
D. DISPOSITION Dismissed because owner applied for loan

COURT ACTION

DATE: _____

A. PLEA TO _____ JUDGE _____
B. COUNTY ATTORNEY _____ ATTORNEY _____
C. INSPECTOR _____ TIME _____
D. DISPOSITION _____

8/15/78

MEMO TO REQUEST LEGAL ACTION

Date August 14, 1978

TO: David Lourie, Assistant Corporation Counsel

FROM: Lyle D. Noyes, Chief of Housing Inspections

SUBJECT: Request for legal action against Wayne McIntosh,
742 Washington Avenue, Portland, Maine
regarding 26-28 State Street, Portland, Maine

FACTS CONSTITUTING VIOLATIONS:

Unsafe First, Second and Third Floor Porches.

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. Order dated 5-25-78
2. Latest re-inspection 8-11-78
3. _____
4. _____
5. _____

WITNESS:

M. Gough

REPLY TO REQUEST FOR LEGAL ACTION

TO: Lyle D. Noyes, Chief of Housing Inspections

This is in response to your memorandum of 8-15-78

with respect to legal action against: Wayne

Maintor
concerning property located at: 26-28 State Street

for violation of Municipal Code Chapter: 307.3 D

Your request for legal action is: Approved.

~~In future please~~

David A. Levine
Assistant Corporation Counsel

Dated: 8/2/78

TO
SENT TO NEW LD

October 14, 1977

(NEW OWNER)

WAYNE + LAURIE
McIntosh
742 Washington St
Portland, Maine 04105

NEW LD
TO NEW
OWNER
Mark Gray
5-2-78

Dear Mr. McIntosh: Re: 26-28 State Street, Portland, Maine NDP
44-C-7

We recently received a complaint and an inspection was made by Housing Inspector Gough of the property owned by you at 26-28 State Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FIRST, SECOND & THIRD FLOOR - REAR EXTERIOR PORCHES- repair or replace the broken support posts and carrying joist. 301

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before November 14, 1977.

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 Lyle D. Noves
Lyle D. Noves,
Chief of Housing Inspections

Inspector: M. Gough

[Handwritten signature]

REINSPECTION RECOMMENDATIONS

LOCATION: STATE

INSPECTOR: [Signature]

PROJECT: 10 P

OWNER: McIntosh

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
10-14-77	11-4-77				

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

DATE	RECOMMENDATION
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" "POSTING" RELEASE"
	SATISFACTORY Rehabilitation in Progress Time Extended To:
	Time Extended To:
	Time Extended To:
	UNSATISFACTORY Progress Send "HEARING NOTICE" " FINAL NOTICE"
	"NOTICE TO VACATE" POST Entire POST Dwelling Units
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken
5/2/78	INSPECTOR'S REMARKS: TC [unclear] ID
	INSTRUCTIONS TO INSPECTOR:

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	6-30-77	BY	JL	DISTRICT	M. QUINN
REQUEST BY	NAME	Mrs. Srinivasan			
	ADDRESS	58 State St.			
OWNER	NAME	John MacIntosh			
	ADDRESS	58 State St. 1st fl.			
CONDITIONS	Called before about conditions at this address. She had confronted landlord & nothing has been done. Neighbors leave rubbish & junk outside their entry (to their apt.)				
COMMENTS	7-1-77 M. Quinn				
SPECIAL INSTRUCTIONS	Tenant home all day tomorrow, 7-1				
DIVISION	<input checked="" type="checkbox"/> SANITATION	<input checked="" type="checkbox"/> HOUSING	<input type="checkbox"/> NURSING		
	<input checked="" type="checkbox"/> ROUTINE	<input type="checkbox"/> SPECIAL			
PRIORITY	<input type="checkbox"/> URGENT	REPORT TO	BY	DATE	

X
October 14, 1977 ✓

John McIntosh
27 Casco Terrace
Falmouth Foreside, Maine 04105

Dear Mr. McIntosh: Re: 26-28 State Street, Portland, Maine NDP
44-C-7

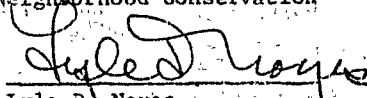
We recently received a complaint and an inspection was made by Housing Inspector Gough of the property owned by you at 26-28 State Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

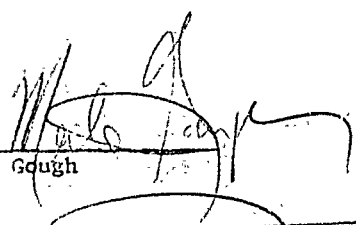
1. FIRST, SECOND & THIRD FLOOR - REAR EXTERIOR PORCHES- repair or replace the broken support posts and carrying joist. 3d

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before November 14, 1977.

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 
Lyle D. Noyes,
Chief of Housing Inspections

Inspector 
M. Gough

v w

PS Form 3811, Nov. 1976

● SENDER: Complete Item 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:
*Mr. John Mc Intosh
37 Cassy Terrace
Salem, Maine, Me. 04405*

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	<i>665160</i>	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized Agent

4. DATE OF DELIVERY *10-19-76*

5. ADDRESS (Complete only if return to sender)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS *[Signature]*

★ GPO: 1976-O-203-456

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

36-25 State 97

OK ✓
63072 L.D.F.
List defects —
X

April 20, 1977

Mr. John McIntosh
27 Casco Terrace
Falmouth Foreside, Maine 04105

Dear Mr. McIntosh: Re: 26-28 State Street, Portland, Maine 44-C-7 NDP

We recently received a complaint and an inspection was made by Housing Inspector Gough of the property owned by you at 26-28 State Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

~~63072 FIRST FLOOR REAR EXTERIOR PORCH - repair loose support posts.~~

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 May 4, 1977.

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

Inspector M. Gough

VV

REINSPECTION RECOMMENDATIONS

LOCATION 26 STATE
 PROJECT NBP
 OWNER McLush

INSPECTOR [Signature]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
4-20-77	5-5-77				

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

DATE	RECOMMENDATION
6-30-77 <u>MG</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>NO</u> "POSTING RELEASE" List defective
	SATISFACTORY Rehabilitation in Progress
	Time Extended To: _____
	Time Extended To: _____
	Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
6-2-77 <u>MG</u>	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken <u>✓</u>
6-2-77 <u>MG</u>	INSPECTOR'S REMARKS: <u>SUMMONS NOT NOW MISSING LA</u>
6-3 <u>MG</u>	<u>NO LA PER LDM</u>
4-3-77 <u>MG</u>	<u>L.D.C.</u>
	INSTRUCTIONS TO INSPECTOR: _____

MUNICIPAL CODE OF THE CITY OF PORTLAND
CHAPTER 307, SECTION(S) 3-D

STATE OF MAINE

VS

JOHN MCINTOSH

On or about the 1 day of JUNE, 1977 in the City of
Portland, County of Cumberland, and State of Maine, the above defendant, JOHN
MCINTOSH did maintain the property owned by HIM at
26-28 STATE ST, Portland, Maine, being a MULTIPLE
dwelling, in a condition that did not conform with minimum standards for dwellings
in that he did maintain said premises with MISSING SUPPORT POST
SUPPORTIVE 2 4 3 FLOOR RUN INTERIOR PORCHES

providing unsafe and insanitary housing conditions, after receiving notice from
MARLEN BOWEN, Authorized Representative of the Health Officer of
the City of Portland, and did fail to correct said conditions within a reasonable
time after receipt thereof, said notice having been served on the defendant,
JOHN MCINTOSH, by U.S. CERTIFIED MAIL
962067, addressed to JOHN MCINTOSH
27 CASCO TERRACE FALL FOREST, ME 04257

Witness:

William A. Gove

Date to Appear:

X
✓
April 20, 1977

Mr. John McIntosh
27 Casco Terrace
Falmouth Foreside, Maine 04105

Dear Mr. McIntosh: Re: 26-28 State Street, Portland, Maine 44-C-7 NDP

We recently received a complaint and an inspection was made by Housing Inspector Gough of the property owned by you at 26-28 State Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

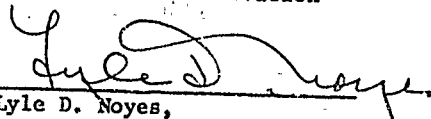
1. FIRST FLOOR REAR EXTERIOR PORCH- repair loose support posts.

3d

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 May 4, 1977.

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 
Lyle D. Noyes,
Chief of Housing Inspections

Inspector 
M. Green

VW

PS Form 3811, Jan. 1975

● 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..... 15¢

Show to whom, date, & address of delivery.. 35¢

RESTRICTED DELIVERY. Show to whom and date delivered..... 65¢

RESTRICTED DELIVERY. Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:
*Mr. John MacIntosh
 27 Laurel Terrace
 Guilford, Conn., Me.*

3. ARTICLE DESCRIPTION:
 REGISTERED NO. CERTIFIED NO. INSURED NO.
 962067

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent
[Signature]

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

POSTMARK: APR 25 1977
 U.S. POST OFFICE
 ME
 CLERK'S INITIALS
 GORDON H. MORIK

26-88 State Street

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

DELIVERY
 GPO: 1975-O-508-647

Jan. 4, 1977

ADDITIONAL VIOLATIONS: 26-28 STATE STREET, PORTLAND

1. 1st Floor Left Rear Hall - Door - Replace missing lock set and doorknob. 3d
2. 1st Floor Rear Porch - Support - Repair or replace broken vertical support column. 3d
3. Left Rear Porch - Replace the broken tread. 3d
4. Left Rear Hall - Door stool - Repair or replace the loose door stool. 3d
5. Cellar Windows - Replace broken windows, overall. 3c
6. 3rd Fl. Rear Hall Window - Replace broken glass. 3c
7. 2nd Fl. Front Hall Ceiling - Replace missing plaster. 3b

FIRST FLOOR FRONT

8. LIVING ROOM - Storm windows - Replace broken glass. 3c

FIRST FLOOR REAR

9. KITCHEN - Wall - Replace loose electrical outlet. 8e

SECOND FLOOR

10. KITCHEN - Wall - Replace loose electrical outlet. 8e

Merle Gough
Housing Inspector

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Lyle D. Noyes, Chief of Housing Inspections DATE: 11/9/76
FROM: David A. Lourie, Assistant Corporation Counsel
SUBJECT: Requests for Legal Action Against: Roy (130 Park St.)
Stone (87 Gray St.)
Stilphen, Treasurer (21 Chestnut St.)
McIntosh (26-28 State St.) and
Holman (227 Cumberland Avenue)

I have reviewed your request for legal action against the above-named persons. I can approve legal action against the following:

- (1) John McIntosh - changes in complaint.
- (2) Patricia Holman
- (3) George F. Stilphen, Treasurer, Chestnut St. Methodist Church

You will note in each of the above files, I have changed the wording in the complaints. You should attach the notice of housing conditions to your complaints if you do not want to enumerate all violations.

With regard to Stone (87 Gray St.), the certified mail receipt is signed by a "Miss Sherri Stone" who may be a child, nor does it include the address where served. You may, however, proceed on your original notice of October, 1975, which was hand-delivered, alleging violations as of October 25, 1976 as to those items covered by the old final notice.

With regard to Roy (130 Park St.), the certified mail receipt was signed by someone with a childlike scrawl. For that reason, I cannot approve legal action at this time.

I am returning your files herewith.

David A. Lourie
Assistant Corporation Counsel

DAL:dh
Enclosures

State's Exhibit 2

September 14, 1976

Mr. John McIntosh
139 Bradley Street 27 Cases Furnace
Portland, Maine-04102 Falmouth

Dear Mr. McIntosh: Re: 26-28 State Street, Portland, Maine 44-C-7 NDP

As owner or agent of the above referred property, you were notified on December 19, 1975, by Certified United States mail receipt #235005, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code: "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on September 9, 1976, by Housing Inspector Gough and, as a result, you are hereby ordered to correct the violations listed below on or before October 14, 1976.

Sincerely yours,

David C. Bittenbender
Director - Health & Social Services

Inspector

M. Gough
M. Gough

By

Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	Section(s)
1. CELLAR STAIRWAY - wall - replace missing plaster.	3-b
2. CELLAR - door - replace missing knob.	3-d
3. SECOND FLOOR REAR HALL - window - replace loose sash.	3-c
4. SECOND FLOOR REAR HALL - window - replace counter balance cords allowing window sash to remain elevated when opened.	3-c
5. THIRD FLOOR REAR HALL - window - replace counter balance cords allowing window sash to remain elevated when opened.	3-c
6. THIRD FLOOR REAR HALL - window - secure glass by replacing points and/or reglazing.	3-c
7. THIRD FLOOR FRONT HALL - ceiling - repair loose plaster.	3-c
8. THIRD FLOOR REAR HALL - ceiling - repair broken light fixture.	8-e
<u>First Floor - front</u>	
9. REAR BEDROOM - ceiling - repair the loose plaster.	3-b
10. REAR BEDROOM - window - replace broken glass.	3-c
<u>First Floor - rear</u>	
11. KITCHEN - window - repair loose sash in window.	3-c
12. PANTRY - window - replace counter balance cords allowing window sash to remain elevated when opened.	3-c
13. BEDROOM - ceiling - repair loose plaster.	3-b
14. BATHROOM - wall - repair loose plaster.	3-b
15. REAR HALL - wall - replace missing plaster.	3-b

continued -

75 Form 3811, Jan. 1975

● 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..... 15¢

Show to whom, date, & address of delivery.. 35¢

RESTRICTED DELIVERY.
Show to whom and date delivered..... 65¢

RESTRICTED DELIVERY.
Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	961536	

(Always obtain signature of addressee or agent)

I have received the article described above:

SIGNATURE Addressee Authorized agent

[Signature]

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE

SEP 16 1976

U.S. POSTMARK

U.S. CLERK'S OFFICE

★ GPO: 1975-O-568-047

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

56-28 STATE ST.

26-28 State Street - continued

- Second Floor
- 16. KITCHEN - ceiling - remove peeling paint. 3-b
 - 17. KITCHEN - ceiling - replace missing plaster. 3-b
 - 18. LIVING ROOM - ceiling - determine the reason and remedy the leaking conditions.
 - KITCHEN - " - " " " " " " " " " "
 - DINING ROOM - " - " " " " " " " " " "
 - 19. BATHROOM - window - repair loose sash. 3-c
- Third Floor
- 20. PANTRY - ceiling - remove peeling paint. 3-b
 - KITCHEN - " - " " " " " " " " " "
 - 21. BATHROOM - ceiling - remove peeling paint. 3-b
 - 22. BATHROOM - window - replace counter balance cords allowing window sash to
 remain elevated when opened. 3-c
 - ~~23. MIDDLE HALL - ceiling - repair inoperative light. 3-b~~
 - 24. LIVING ROOM - ceiling - repair loose plaster. 4-d
 - 25. DINING ROOM - radiator - replace missing radiator handle.

CITY OF PORTLAND, MAINE /
Health Department - Housing Inspection Division

NOTICE OF HEARING

JUNE 16, 1976

To: Mr. John McIntosh
133 Bradley Street
Portland, Maine 04102

Re: Premises located at 26-28 State Street, Portland, Maine 44-C-7 NDF
Dear Mr. McIntosh:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 347 JUNE 25, 1976 at CITY HALL, 389 Congress Street, Portland, Maine on JUNE 25, 1976 at 10 A.M., to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about December 19, 1975. Hearing requested by Inspector Balley.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date.

f Housing Inspections

Inspector R. Balley

LDN:rl

Enclosure

Failed to appear - send FN

26-28
 RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

* 670-123-O-568-047

SENDER: Complete items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
 Show to whom and date delivered..... 15¢
 Show to whom, date, & address of delivery.. 35¢
 RESTRICTED DELIVERY.
 Show to whom and date delivered..... 65¢
 RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:
 REGISTERED NO. CERTIFIED NO. INSURED NO.
 961422

(Always obtain signature of addressee or agent)
 I have received the article described above.
 SIGNATURE Addressee Authorized agent
 Julie A. McIntosh

4. DATE OF DELIVERY: 6-4-76 POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

1dn/72

NOTICE OF HOUSING CONDITIONS

DU 4

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448
Mr. John McIntosh
139 Bradley Street
Portland, Maine

Ch.-Bl.-Lot: 44-C-7
Location: 26-28 State Street
Project: NDP
Issued: December 19, 1975
Expires: Feb. 19, 1976

Dear Mr. McIntosh:

An examination was made of the premises at 26-28 State Street, Portland, Maine, by Housing Inspector Gough. 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 19, 1976. 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 re-inspection 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.

Sincerely yours,

David C. Bittenbender
Health Director

Inspector M. J. Gough

By [Signature]
Chief of Housing Inspections

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

- | | |
|---|----|
| 1. Replace missing plaster on wall of cellar stairway. | 3b |
| 2. Replace missing knob on cellar door. | 3d |
| 3. Replace loose sash in second floor rear hall window. | 3c |
| 4. Replace counter balance cords allowing window sash to remain elevated when opened - second floor rear hall window. | 3c |
| *5. Exterminate for cockroaches - overall. | 4e |
| 6. Replace counter balance cords allowing window sash to remain elevated when opened - third floor rear hall window. | 3c |
| 7. Secur the glass by replacing points and/or reglazing window - third floor rear hall. | 3c |
| *8. Repair the broken light fixture in ceiling of third floor rear hall. | 8e |
| *9. Clean up the rubbish and debris in overall cellar and dispose of it properly. | 4e |
| 10. Repair the loose plaster in ceiling of third floor front hall. | 3c |
| <u>First Floor - Front</u> | |
| 11. Repair the loose plaster in rear bedroom ceiling. | 3b |
| *12. Replace the broken glass in rear bedroom window. | 3c |
| <u>First Floor - Rear</u> | |
| 13. Repair the leaking sink tap in kitchen. | 6c |
| 14. Repair the loose sash in kitchen window. | 3c |
| *15. Replace the counter balance cords allowing window sash to remain elevated when opened - pantry window. | 3c |

CONTINUED.....

33 Form 3811, Jan. 1975

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

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

Show to whom and date delivered..... 15¢

Show to whom, date, & address of delivery..... 35¢

RESTRICTED DELIVERY. Show to whom and date delivered..... 65¢

RESTRICTED DELIVERY. Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO.

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	235005	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

4. DATE OF DELIVERY 12-27-75 POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE _____ CLERK'S INITIALS

22 GPO: 1975-O-266-047

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

51-28-4412

21-28 State Street, continued

(First Floor - Rear)

- 16. Repair the loose plaster on bedroom ceiling. 3b
- 17. Repair the loose plaster on bathroom wall. 3b
- 18. Replace the missing plaster on rear hall wall. 3b

Second Floor - Overall

- 19. Remove the peeling paint on kitchen ceiling. 3b
- 20. Replace the missing plaster on ceiling of kitchen. 3b
- 21. Determine the reason and remedy the condition causing leaking in ceilings of living room, kitchen and dining room. 3a
- *22. Repair the loose light in kitchen ceiling. 3a
- 23. Repair the loose sash in window of bathroom. 3c

Third Floor

- ~~*24. Repair the inoperative light in kitchen ceiling. 3a~~
- 25. Remove the peeling paint in ceilings of pantry and kitchen. 3b
- ~~26. Repair the loose plaster in rear bedroom ceiling. 3b~~
- 27. Remove the peeling paint on bathroom ceiling. 3b
- ~~*28. Repair the leaking toilet supply line in bathroom. 6c~~
- 29. Replace the counter balance cords allowing window sash to remain elevated when opened - bathroom window. 3c
- ~~*30. Repair the inoperative light in ceiling of middle bedroom. 3a~~
- 31. Repair the inoperative light in middle hall ceiling. 3a
- 32. Repair the loose plaster in ceiling of living room. 3b
- 33. Replace the missing radiator handles in kitchen, dining room and living room. 4d
- ~~*34. Repair the inoperative light in ceiling of front bedroom. 3a~~
- ~~*35. Repair the inoperative electric outlet in middle bedroom wall. 3a~~

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

DLNv:

CITY OF PORTLAND, MAINE
MEMORANDUM

Rec'd 10/22/76

TO: DAVID LOURIE, ASSISTANT CORPORATION COUNSEL

DATE:

FROM: LYLE D. NOYES, CHIEF OF HOUSING INSPECTIONS

SUBJECT: Request for legal action against:

JOHN MCINTOSH
139 Bradley St., Portland

Re: 26-28 STATE STREET

FACTS CONSTITUTING VIOLATIONS:

24 VIOLATIONS OF HOUSING CODE AS DESIGNATED ON ENCLOSED FINAL NOTICE.

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. NOTICE OF HOUSING CONDITIONS	DATED	12-19-75
2. NOTICE OF HEARING	DATED	6-16-76
3. ADMINISTRATIVE DECISION	DATED	6-30-76
4. FINAL NOTICE	DATED	9-14-76
5. REINSPECTED	10-19-76	

WITNESS:
MERLEN GOUGH

LDN:rl

ok

MUNICIPAL CODE OF THE CITY OF PORTLAND

CHAPTER 307, SECTION(s) 3,3-b,3-c,3-d, 4-d,
8 and 8-e

STATE OF MAINE

VS

JOHN McINTOSH

On or about the 19th day of October, 1976, in the City of Portland, County of Cumberland, and State of Maine, the above defendant, JOHN McINTOSH, did maintain the property owned, as that term is defined in Municipal Code Chapter 307, Section 2, by himself at 26-28 STATE STREET, Portland, Maine, being a multiple dwelling, in a condition that did not conform with minimum standards for dwellings in that he did maintain said premises with leaking ceiling, broken glass, loose plaster, broken light fixture, and twenty (20) other housing code violations, shown on attached Notice of Housing Conditions, which property was then let for occupancy to another, providing unsafe and insanitary housing conditions, after receiving notice (copy attached), from Merlen Gough, Authorized Representative of the Health Officer of the City of Portland, and did fail to correct said conditions within a reasonable time after receipt thereof, said notice having been served on the defendant's wife, Mrs. John McIntosh, by Certified United States Mail Receipt #961526, addressed to John McIntosh, 139 Bradley Street, Portland, Maine, on September 16, 1976.

Witness:

Merlen Gough

Date to Appear:

December 3, 1976 at 9 A.M.

MUNICIPAL COURT ACTION RECORD

HOUSING DIVISION - HEALTH DEPARTMENT
CITY OF PORTLAND

DOCKET NO. _____
LOCATION 26-28 577E

A. OWNER - AGENT - TENANT John McIntosh PHONE # _____
B. INSPECTOR (WITNESS) M. Gough

DATES:

A. FIRST NOTICE 12-19-75 EXPIRED 2-19-76 NO. VIOLATIONS 35
B. ADMINISTRATIVE HEARING SET 6-29-76 APPEARED: YES _____ NO ✓
C. RESULTS OF ADMIN. HEARING _____
D. ADMINISTRATIVE DECISION _____ TIME EXTENDED TO _____
E. FINAL NOTICE 9-14-76 NO. VIOLATIONS 24
F. LATEST RE-INSPECTION 10-19-76 NO. VIOLATIONS 24
G. TO CORPORATION COUNSEL - REQUEST FOR LEGAL ACTION 10-22-76 REQUEST RETURNED 11-9-76
H. DATE COMPLAINT FILED IN DISTRICT COURT ~~10-22-76~~ 11-9-76
I. EXPLANATION FOR COURT ACTION failure to comply

J. TO APPEAR AT DISTRICT COURT 12-3-76

COURT ACTION DATE: 12-3-76

A. PLEA TO Not Guilty JUDGE _____
B. COUNTY ATTORNEY _____ ATTORNEY _____ PHONE _____
C. INSPECTOR _____ TIME _____
D. DISPOSITION cont for hearing

COURT ACTION DATE: 12-28-76

A. PLEA TO Not guilty JUDGE Perkins
B. COUNTY ATTORNEY Laurie ATTORNEY _____
C. INSPECTOR Gough TIME _____
D. DISPOSITION appealed superior court
dismissed for compliance 3-15-77

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

March 23, 1977

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

Mr. John McIntosh
27 Casco Terrace
Falmouth Foreside, Maine 04105

Re: Premises located at 26-28 State Street, Portland, Maine 44-C-7 NDP

Dear Mr. McIntosh:

A re-inspection of the premises noted above was made on March 21, 1977
by Housing Inspector M. Gough.

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 December 19, 1975.

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 1982.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By

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

Inspector

M. Gough

OK

September 14, 1976

Mr. John McIntosh
139 Bradley Street
Portland, Maine 04102

Dear Mr. McIntosh: Re: 26-28 State Street, Portland, Maine 4A-C-7 NDP

As owner or agent of the above referred property, you were notified on December 19, 1975, by Certified United States mail receipt #235005, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on September 9, 1976, by Housing Inspector Gough and, as a result, you are hereby ordered to correct the violations listed below on or before October 14, 1976.

Sincerely yours,

David C. Bittenbender
Director - Health & Social Services

Inspector M. Gough By Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE Section(s)

- ~~1-11~~ 1. CELLAR STAIRWAY - wall - replace missing plaster. 3-b
- ~~2-1~~ 2. CELLAR - door - replace missing knob. 3-d
- ~~3-1~~ 3. SECOND FLOOR REAR HALL - window - replace loose sash. 3-c
- ~~3-11~~ 4. SECOND FLOOR REAR HALL - window - replace counter-balance cords allowing window sash to remain elevated when opened. 3-c
- ~~3-11~~ 5. THIRD FLOOR REAR HALL - window - replace counter-balance cords allowing window sash to remain elevated when opened. 3-c
- ~~3-11~~ 6. THIRD FLOOR REAR HALL - window - secure glass by replacing points and/or reglazing. 3-c
- ~~3-11~~ 7. THIRD FLOOR FRONT HALL - ceiling - repair loose plaster. 3-c
- ~~12-1~~ 8. THIRD FLOOR REAR HALL - ceiling - repair broken light fixture. 8-a
- 9-11 9. REAR BEDROOM - ceiling - repair the loose plaster. 3-b
- 9-11 10. REAR BEDROOM - window - replace broken glass. 3-c
- 11-11 11. KITCHEN - window - repair loose sash in window. 3-c
- 11-11 12. PANTRY - window - replace counter-balance cords allowing window sash to remain elevated when opened. 3-c
- 12-1 13. BEDROOM - ceiling - repair loose plaster. 3-b
- 12-1 14. BATHROOM - wall - repair loose plaster. 3-b
- 12-1 15. REAR HALL - wall - replace missing plaster. 3-b

continued -

26 B State Street - continued

Second Floor

- 16. ~~KITCHEN - ceiling - remove peeling paint. 3-b~~
- 17. ~~KITCHEN - ceiling - replace missing plaster. 3-b~~
- 18. ~~LIVING ROOM - ceiling - determine the reason and remedy the leaking conditions.~~
- ~~KITCHEN " " " " " " " " " "~~
- ~~DINING ROOM " " " " " " " " " "~~
- 19. ~~BATHROOM - window - repair loose sash. 3-c~~

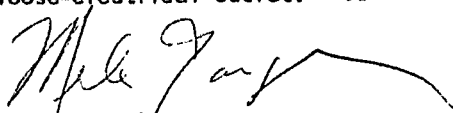
Third Floor

- 20. ~~PANTRY - ceiling - remove peeling paint. 3-b~~
- ~~KITCHEN " " " " " " " " " "~~
- 21. ~~BATHROOM - ceiling - remove peeling paint. 3-b~~
- 22. ~~BATHROOM - window - replace counter balance cords allowing window sash to remain elevated when opened. 3-d~~
- 23. ~~MIDDLE HALL - ceiling - repair inoperative light. 8-a~~
- 24. ~~LIVING ROOM - ceiling - repair loose plaster. 3-b~~
- 25. ~~DINING ROOM - radiator - replace missing radiator handle. 4-d~~

Jan. 4, 1977

ADDITIONAL VIOLATIONS: 26-28 STATE STREET, PORTLAND

- X1. 1st Floor Left Rear Hall - Door - Replace missing lock set and doorknob. 3d
 - X2. 1st Floor Rear Porch - Support - Repair or replace broken vertical support column. 3d
 - X3. Left Rear Porch - Replace the broken tread. 3d
 - X4. Left Rear Hall - Door stool - Repair or replace the loose door stool. 3d
 - X5. Cellar Windows - Replace broken windows, overall. 3c
 - ~~3116 3rd Fl. Rear Hall Window - Replace broken glass. 3c~~
 - ~~3117 2nd Fl. Front Hall Ceiling - Replace missing plaster. 3b~~
- FIRST FLOOR FRONT
- ~~211 8. LIVING ROOM - Storm windows - Replace broken glass. 3c~~
- FIRST FLOOR REAR
- NA 9. KITCHEN - Wall - Replace loose electrical outlet. 8e
- SECOND FLOOR
- ~~911 10. KITCHEN - Wall - Replace loose electrical outlet. 8e~~


Merle Gough
Housing Inspector

ADMINISTRATIVE HEARING DECISION

City of Portland
Health & Social Services - Housing Division
Telephone: 775-5451 - Ext. 448

Date June 30, 1976

Mr. John McIntosh
139 Bradley Street
Portland, Maine 04102

*12-19-75
#235005*

Re: Premises located at 26-28 State Street, Portland, Maine 44-C-7 NDP

Dear Mr. McIntosh:

You are hereby notified that a telephone conversation between Mr. McIntosh and Inspector Bailey, and your request for additional time
on June 30, 1976, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to July 30, 1976 in order to complete the work now in progress to correct the remaining 28 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 date, so that a "Certificate of Compliance" may be issued.

Very truly yours,

David C. Bittenbender, Director
Health & Social Services

By _____
Chief of Housing Inspections

In Attendance:
BY TELEPHONE:
Mr. McIntosh

Inspector Bailey

Encl. 1

2/1 State Street (NOHC 12-19-75)

REMAINING HOUSING CODE DEFICIENCIES TO BE CORRECTED WITHIN THE TIME GRANTED ON THE ATTACHED ADMINISTRATIVE DECISION.

- | | | | | |
|-----|-------------------|---------------|--|----|
| 1. | CELLAR STAIRWAY | - Wall | - Replace missing plaster. | 3b |
| 2. | CELLAR | - Door | - Replace missing knob. | 3d |
| 3. | 2nd FL REAR HALL | - Window | - Replace loose sash. | 3c |
| 4. | 2nd FL REAR HALL | - Window | - Replace counter balance cords allowing window sash to remain elevated when opened. | 3c |
| 5. | OVERALL | - Exterminate | - Exterminate for cockroaches. | 4a |
| 6.5 | 3rd FL REAR HALL | - Window | - Replace counter balance cords allowing window sash to remain elevated when opened. | 3c |
| 7.6 | 3rd FL REAR HALL | - Window | - Secure glass by replacing points and/or reglazing. | 3c |
| 8.7 | 3rd FL FRONT HALL | - Ceiling | - Repair loose plaster. | 3c |
| 9.8 | 3rd FL REAR HALL | - Ceiling | - Repair broken light fixture. | 8e |

FIRST FLOOR, FRONT

- | | | | | |
|-------|--------------|-----------|-----------------------------|----|
| 10.9 | REAR BEDROOM | - Ceiling | - Repair the loose plaster. | 3b |
| 11.10 | REAR BEDROOM | - Window | - Replace broken glass. | 3c |

FIRST FLOOR, REAR

- | | | | | |
|-------|-----------|-----------|--|----|
| 12. | KITCHEN | - Sink | - Repair leaking sink tap. | 6c |
| 13.11 | KITCHEN | - Window | - Replace loose sash in window. | 3c |
| 14.12 | PANTRY | - Window | - Replace counter balance cords allowing window sash to remain elevated when opened. | 3c |
| 15.13 | BEDROOM | - Ceiling | - Repair loose plaster. | 3b |
| 16.14 | BATHROOM | - Wall | - Repair loose plaster. | 3b |
| 17.15 | REAR HALL | - Wall | - Replace missing plaster. | 3b |

SECOND FLOOR, OVERALL

- | | | | | |
|-------|-------------|-----------|---|----|
| 18.16 | KITCHEN | - Ceiling | - Remove peeling paint. | 3b |
| 19.17 | KITCHEN | - Ceiling | - Replace missing plaster. | 3b |
| 20.18 | LIVING ROOM | - Ceiling | - Determine the reason and remedy the leaking conditions. | 3a |
| | KITCHEN | - Ceiling | - " " " " " " | 3a |
| | DINING ROOM | - Ceiling | - " " " " " " | 3a |
| 21.19 | KITCHEN | - Ceiling | - Repair the loose light. | 4a |
| 22.21 | BATHROOM | - Window | - Repair loose sash. | 3c |

THIRD FLOOR

- | | | | | |
|-------|-------------|------------|--|----|
| 23.20 | PANTRY | - Ceiling | - Remove peeling paint. | 3b |
| | KITCHEN | - Ceiling | - " " " " | 3b |
| 24.21 | BATHROOM | - Ceiling | - " " " " | 3b |
| 25.22 | BATHROOM | - Window | - Replace counter balance cords allowing window sash to remain elevated when opened. | 3c |
| 26.23 | MIDDLE HALL | - Ceiling | - Repair inoperative light. | 8e |
| 27.24 | LIVING ROOM | - Ceiling | - Repair loose plaster. | 3b |
| 28.25 | DINING ROOM | - Radiator | - Replace missing radiator handle. | 4d |

DLN:rl

CITY OF PORTLAND, MAINE
Health Department - Housing Inspection Division

NOTICE OF HEARING

JUNE 16, 1976

To: Mr. John McIntosh
139 Bradley Street
Portland, Maine 04102

797 4006

Re: Premises located at 26-28 State Street, Portland, Maine 44-C-7 NDP

Dear Mr. McIntosh:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 317 City Hall, 389 Congress Street, Portland, Maine at 10 A.M. on JUNE 29, 1976, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about December 19, 1975. Hearing requested by Inspector Balley.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date.

Chief of Housing Inspections

Inspector R. Balley

LDN:rl

Enclosure 1

Owner contacted insp, - TX granted

ldw

NOTICE OF HOUSING CONDITIONS

DU 4

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448
Mr. John McIntosh
139 Bradley Street
Portland, Maine

Ch.-Bl.-Lot: 44-C-7
Location: 26-28 State Street
Project: NDP
Issued: December 19, 1975
Expires: Feb. 19, 1976

Dear Mr. McIntosh:

An examination was made of the premises at 26-28 State Street, Portland, Maine, by Housing Inspector Gough. 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 19, 1976. 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 re-inspection 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.

Sincerely yours,
David C. Rittenbender
Health Director

Inspector M. Gough

By [Signature]
Chief of Housing Inspections

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

- 1. Replace missing plaster on wall of cellar stairway. 3b
- 2. Replace missing knob on cellar door. 3d
- 3. Replace loose sash in second floor rear hall window. 3c
- 4. Replace counter balance cords allowing window sash to remain elevated when opened - second floor rear hall window. 3c
- *5. Exterminate for cockroaches - overall. 3 OK 4a
- 6. Replace counter balance cords allowing window sash to remain elevated when opened - third floor rear hall window. 3c
- 7. Secure the glass by replacing points and/or reglazing window - third floor rear hall. 3c
- *8. Repair the broken light fixture in ceiling of third floor rear hall. 3c
- *9. ~~Clean up the rubbish and debris in overall cellar and dispose of it properly.~~ 3c
- 10. Repair the loose plaster in ceiling of third floor front hall. 3c

- First Floor - Front 6-15-1976
- 11. Repair the loose plaster in rear bedroom ceiling. 3b
- *12. Replace the broken glass in rear bedroom window. 3c

- First Floor - Rear 6-15-1976
- 13. Repair the leaking sink tap in kitchen. 6c
- 14. Repair the loose sash in kitchen window. 3c
- 15. Replace the counter balance cords allowing window sash to remain elevated when opened - pantry window. 3c

CONTINUED.....

21-28 State Street, continued

(First Floor - Rear)

- | | |
|--|----|
| 16. Repair the loose plaster on bedroom ceiling. | 3b |
| 17. Repair the loose plaster on bathroom wall. | 3b |
| 18. Replace the missing plaster on rear hall wall. | 3b |

Second Floor - Overall

- | | |
|--|----|
| 19. Remove the peeling paint on kitchen ceiling. | 3b |
| 20. Replace the missing plaster on ceiling of kitchen. | 3b |
| 21. Determine the reason and remedy the condition causing leaking in ceilings of living room, kitchen and dining room. | 3a |
| *22. Repair the loose light in kitchen ceiling. | 3e |
| 23. Repair the loose sash in window of bathroom. | 3c |

Third Floor

- | | |
|--|---------------|
| *24. Repair the inoperative light in kitchen ceiling. 6-15-12 BD 14-15 NS JK | 3e |
| 25. Remove the peeling paint in ceilings of pantry and kitchen. | 3b |
| 26. Repair the loose plaster in rear bedroom ceiling. 6-15-12 | 3b |
| 27. Remove the peeling paint on bathroom ceiling. | 3b |
| *28. Repair the leaking toilet supply line in bathroom. 5-1-12 | 3c |
| 29. Replace the counter balance cords allowing window sash to remain elevated when opened - bathroom window. | 3c |
| *30. Repair the inoperative light in ceiling of middle bedroom. 6-15-12 | 3e |
| 31. Repair the inoperative light in middle hall ceiling. | 3e |
| 32. Repair the loose plaster in ceiling of living room. | 3b |
| 33. Replace the missing radiator handles in kitchen, dining room and living room. | 4d |
| *34. Repair the inoperative light in ceiling of front bedroom. 6-15-12 | 3e |
| *35. Repair the inoperative electric outlet in middle bedroom wall. 6-15-12 | 3e |

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

DLNr;



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

March 12, 1984

Mr. George Towle
28 State Street
Portland, Maine 04101

Re: Smoke Detectors

Dear Mr. Towle:

During a recent inspection of the property owned by you at 26-28 State Street, it was noted that smoke detectors were missing in the following areas:

First Floor Front Apartment
Second Floor Apartment

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

Merlin Leary
Merlin Leary, Code Enforcement
Officer (5)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR R. J. [Signature]

LOCATION 20-1 [unclear]
 PROJECT [unclear]
 OWNER [unclear]

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
12-14	2-19-76				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED	
3-21-77	MG	Send "CERTIFICATE OF COMPLIANCE"	"POSTING RELEASE"
6-30-76	BD	SATISFACTORY Rehabilitation In Progress	
		Time Extended To 7-30-76	
		Time Extended To	
		Time Extended To	
6-15-76	MG	UNSATISFACTORY Progress	
6-29-76	MG	Send "HEARING NOTICE"	"FINAL NOTICE" 6/29/76
		"NOTICE TO VACATE"	
		POST Entire	
		POST Dwelling Units	
10-1-76	MG	UNSATISFACTORY Progress	
		Request "LEGAL ACTION" Be Taken	
6-28-76	MG	INSPECTOR'S REMARKS: Didn't show for HN Send FN	
12-17	MG	2-1-1976 ITEMS DONE LA	
3-21-77	MG	OK [Signature]	
INSTRUCTIONS TO INSPECTOR:			
751-3223			
797-4006 [unclear]			

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. George Towle
26 State Street
Portland, Maine 04101

DU 4

CH. 44 BLK. C LOT 7

LOCATION: 26-28 State Street

PROJECT: NCP-NDP
ISSUED: February 21, 1984
EXPIRES: April 21, 1984

Dear Mr. Towle:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 26-28 State Street by Code Enforcement Officer Merlin Leary. 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 April 21, 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 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: Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

C 00 1354

HOUSING INSPECTION REPORT

OWNER: Mr. George Towle

LOCATION: 26-28 State St. 44-C-7 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Feb. 21, 1984 , EXPIRES: Apr. 21, 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. BULKHEAD - door - broken.	108-4
* 2. THIRD FLOOR REAR SHED - ceiling - leaking.	108-2
3. SECOND FLOOR FRONT HALL - stairway - missing balusters.	108-4
4. FRONT CELLAR - floor - missing wasteline cap.	111-4
5. CELLAR - flue - excessive soot.	114-1
<u>FIRST FLOOR FRONT</u>	
* 6. BATHROOM - ceiling - inoperative light fixture.	113-5
<u>FIRST FLOOR REAR</u>	
* 7. REAR HALL - door - illegal lock set.	108-3
<u>SECOND FLOOR</u>	
* 8. KITCHEN - sink -leaking.	111-1
* 9. LIVING ROOM - ceiling - leaking.	108-2
*10. REAR HALL & PANTRY - ceilings - broken and buckled plaster.	108-2
*11. REAR HALL - wall - broken and buckled plaster.	108-2
<u>THIRD FLOOR</u>	
Not available at time of inspection.	

**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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. George Towle
26 State Street
Portland, Maine 04101

DU 4

CH. 44 BLK. C LOT 7

LOCATION: 26-28 State Street

PROJECT: NCP-NDP

ISSUED: February 21, 1984

EXPIRES: April 21, 1984

Dear Mr. Towle:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 26-28 State Street by Code Enforcement Officer Merlin Leary. 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 April 21, 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 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: [Signature]
Lyle D. Noyes
Inspection Services Division

[Signature]
Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. George Towle

LOCATION: 26-28 State St. 44-C-7 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Feb. 21, 1984 , EXPIRES: Apr. 21, 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.

	SEC. (S)
1. BULKHEAD - door - broken.	
* 2. THIRD FLOOR REAR SHED - ceiling - leaking.	108-4
3. SECOND FLOOR FRONT HALL - stairway - missing balusters.	108-2
4. FRONT CELLAR - floor - missing wasteline cap.	108-4
5. CELLAR - flue - excessive soot.	111-4
	114-1
<u>FIRST FLOOR FRONT</u>	
* 6. BATHROOM - ceiling - inoperative light fixture.	113-5
<u>FIRST FLOOR REAR</u>	
* 7. REAR HALL - door - illegal lock set.	108-3
<u>SECOND FLOOR</u>	
* 8. KITCHEN - sink - leaking.	111-1
* 9. LIVING ROOM - ceiling - leaking.	108-2
* 10. REAR HALL & PANTRY - ceilings - broken and buckled plaster.	108-2
* 11. REAR HALL - wall - broken and buckled plaster.	108-2
<u>THIRD FLOOR</u>	
Not available at time of inspection.	

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

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE											2) INSP.				3) FORM NO.													
4) TENANT'S NAME											5) Flr #	6) Location		7) Rmg. Tp	8) #Rms	9) #Peo.	10) #All'd.	11) Sit										
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													
MARILYNNE CHRISTIAN											1	RE DU		2	1	3	1											
NO											RE	HA	DO	2	10F-3	PL	PL	PL	PL									
Viol No											Remedy		Cond.		Violation		Location		Room Type		Area Type		Resp Party		Code Sect Violated		Violation Rem. - Date	
*7											Illegal lock set						RE HA		DO		2		10F-3					

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP DATE

1 2 2 84

2) INSP

5

3) FORM NO

4) TENANT'S NAME

JANET COLDRITT

5) Flr #

2

6) Location

DU

7) Rmg. Tp

2

8) #Rms

4

9) #Peo

10

10) #All'd

3

11) Slr

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

Viol No

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp Party

Code Sect

Violated

Violation

Rem. Date

*8
*9
*10
*11

BR
BU
BR
BU

Leaking Conditions
Leaking Conditions
Plaster
Plaster

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City of Portland

INSP DATE

DWELLING UNIT SCHEDULE

Housing Inspection Division

TENANTS NAME										INSP		FORM NO.		
Child Un.10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	FLR.# 3	LOCATION	RMG.TP.	#RMS.	#PEO.	#ALL'D	SLRRM.
								3						

- KITCHEN**
- Plaster - L, C, M, - Ceiling/Walls
 - Windows - loose, broken glass, glaze
 - Sash/Frames - broken, missing, worn
 - Floor - loose, worn, dam., buckled
 - Doors - Knob/1k - missing - Panels/Frames dam.
 - Counter/Stor. Space Yes No
 - Sink - chipped, cracked, leaks
 - Range - improper stack, flue, vent
 - Refrigerator Space Yes No
 - Plumbing (a) 6(a) Water Supply Hot Cold
 - Electrical (a)
 - Sanitation (a)

- BATHROOM**
- Plaster - L, C, M - Ceiling/Walls
 - Window - loose, broken glass, glaze
 - Sash/Frames - broken, missing, worn
 - Floor - loose, worn, dam., buckled
 - Door - knob/1k - missing - Panels/Frames dam.
 - Toilet - k - brkn, loose, leaks, Seat, l'se crkd.
 - Lavatory
 - Bathtub/Shower - leaks cross connection
 - Ventilation Yes No
 - Plumbing (b) 6(a) Water Supply Hot Cold
 - Electrical (b)
 - Sanitation (b)

- LIVING ROOM**
- Plaster - L, C, M, - Ceiling/Walls
 - Windows - loose, broken, glaze
 - Sash/Frames - broken, missing, worn
 - Floor - loose, worn, damaged
 - Door - knob/1k - missing - Panels/Frames dam.
 - Electrical (c)
 - Sanitation (c)

- DINING ROOM**
- Plaster - L, C, M - Ceiling/Walls
 - Windows - loose, broken, glaze
 - Sash/Frames - broken, missing, worn
 - Floor - loose, worn, damaged
 - Doors - Knobs/1k - missing, Panels/Frames dam.
 - Electrical (d)
 - Sanitation (d)

Bedrooms and/or other rooms										Code
										<input type="checkbox"/> Plaster - L, C, M - Ceiling/Walls
										<input type="checkbox"/> Windows - Loose, broken, glaze
										<input type="checkbox"/> Sash/Frames - broken, missing, worn
										<input type="checkbox"/> Floors - loose, worn, damaged
										<input type="checkbox"/> Door - knobs/1k - missing - Panels/Frames dam.
										<input type="checkbox"/> Electrical (e)
										<input type="checkbox"/> Sanitation (e)
										<input type="checkbox"/> Clothes Closet Yes <u> </u> No <u> </u>

Plumbing

REMARKS:

Electrical

Sanitation - Vermin O R



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 20, 1985

Mr. George Towle
26 State Street
Portland, Me 04101

Re: 26-28 State Street

Dear Mr. Towle:

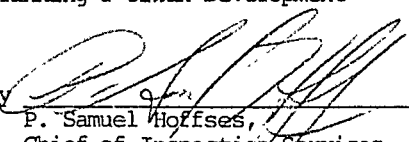
We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at: 26-28 State Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

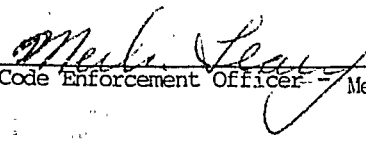
1. FIRST FLOOR REAR APARTMENT - illegal lock set rear door 108-3

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 February 5, 1985.

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


Code Enforcement Officer - Merlin Leary (5)

CITY OF PORTLAND, MAINE
DEPARTMENT OF URBAN DEVELOPMENT
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

DATE: January 29, 1985

Mr. George Towle
26 State Street
Portland, Me 04101

Re: Premises located at 26-28 State Street

Dear Mr. Towle:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 A.M. on February 12, 1985, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about February 21, 1984.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 311 - 318.

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

By P. Samuel Hoffses
Chief of Inspection Services

Requested by
Merle Leary
Code Enforcement Officer - Merle Leary (5)

Enclosure

Jmr

HOUSING INSPECTION REPORT

OWNER: Mr. George Towle

LOCATION: 26-28 State St. 44-C-7 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Feb. 21, 1984 , EXPIRES: Apr. 21, 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. ✓ BULKHEAD - door - broken.	108-4
* 2. ✓ THIRD FLOOR REAR SHED - ceiling - leaking.	108-2
3. ✓ SECOND FLOOR FRONT HALL - stairway - missing balusters.	108-4
4. ✓ FRONT CELLAR - floor - missing wasteline cap.	111-4
5. ✓ CELLAR - flue - excessive soot.	114-1
<u>FIRST FLOOR FRONT</u>	
* 6. ✓ BATHROOM - ceiling - inoperative light fixture.	113-5
<u>FIRST FLOOR REAR</u> <i>See a bill of defects</i>	
* 7. ✓ REAR HALL - door - illegal lock set.	108-3
<u>SECOND FLOOR</u>	
* 8. ✓ KITCHEN - sink -leaking.	111-1
* 9. ✓ LIVING ROOM - ceiling - leaking.	108-2
* 10. ✓ REAR HALL & PANTRY - ceilings - broken and buckled plaster.	108-2
* 11. ✓ REAR HALL - wall - broken and buckled plaster.	108-2
<u>THIRD FLOOR</u>	
Not available at time of inspection.	

**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.

Additional Violations:

1. SECOND FLOOR REAR HALL WINDOW - broken sash, missing glaze points 108-3

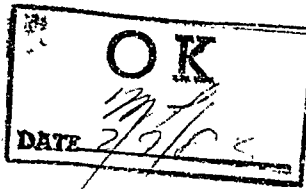
THIRD FLOOR APARTMENT

2. KITCHEN WINDOW - missing counterbalance cords 108-3
3. DINING ROOM WINDOW - missing glass 108-3



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION



January 29, 1985

Mr. George Towle
26 State Street
Portland, Me 04101

Re: 26-28 State Street

Dear Mr. Towle:

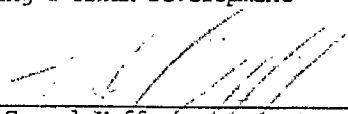
We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at: 26-28 State Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

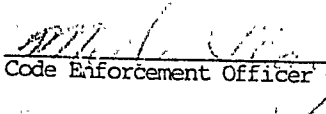
- ~~1. FIRST FLOOR REAR APARTMENT - illegal lock set-rear-door-108-3~~

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 February 5, 1985.

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


Code Enforcement Officer - Merlin Leary (5)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 25, 1985

George Towle
26 State St.
Portland, Me 04101

Re: 26 State Street First Floor Rear Apartment

Dear Mr. Towle:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 26 State Street Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- *1. Leaking conditions on the bathroom and kitchen ceilings 108-2
2. Missing & damaged tiles on the bathroom and kitchen ceilings 108-2
3. Inoperative smoke detector on the kitchen wall 25 MRSA per 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 April 26, 1985.

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

Code Enforcement Officer Merlin Leary (s)