39 Deering Street 47-B-20

CITY OF PORTLAND

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

March 8, 1982

Barbara & Richard MacLeod
13 Pine View Road
West Falmouth, Me.

Re: 39 Deering St. 47-B-20 WE

Dear Mr. & Mrs. MacLeod:

During a recent inspection by Code Enforcement Officer Marge Schmuckal of the property owned by you at 39 Deering St., Portland, Me., it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 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:

First Floor Front
Second Floor Front
Second Floor Rear

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. Noyes
Inspection Services Division

_____
Code Enforcement Officer - Schmuckal (3)

jmr

CITY OF PORTLAND

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

March 8, 1982

Barbara & Richard MacLeod
13 Pine View Road
West Falmouth, Me.

Re: 39 Deering St. 47-B-20 WE

Dear Mr. & Mrs. MacLeod:

During a recent inspection by Code Enforcement Officer Marge Schmuckal of the property owned by you at 39 Deering St., Portland, Me., it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 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:

First Floor Front
Second Floor Front
Second Floor Rear

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. Noyes
Lyle D. Noyes
Inspection Services Division

Code Enforcement Officer - Schmuckal (3)

jmr

City of Portland
Joseph E. Gray, Jr. Director
of Neighborhood Conservation.
To; Chief of Housing Inspection
Mr. Lye D. Noyes.

Gizela Gawronski
173 Ocean House Rd.
Cape Elizabeth, Me 04107.

April 24, 1978.

Dear Mr. Noyes!

Am in receipt of your certified letter (signature requested) from April 20, 1978 and I have to stress that I had difficulty in obtaining it since it was addressed only to Mr. William Gawronski. The letter should have been addressed to me since I was speaking to the inspector Mr. M. Leary.
Mr . Leary completely ignored my statements. On the day of the electical failure April 15, I called my electrican, Mr. Griffin, and on Monday morning the lights were repaired below in two aparments. In Miss Donneson's was not done because she refused to open the door to the electrician. She was informed by me personaly when she called Sunday evening April 15 that the electrician would be repairing. Inspector Leary asked me to solve the problem regardless of her neglect which I did, a calling another electrician since Mr. Griffin is on vacation.
We have owned the Victorian house for 2½ years during which we have worked to - save it from becoming a slum. Since I have a master degree in art and Mr. Wm. Gawronski has previously restored many historical buildings on Long Island N.Y. We both worked personaly on the 39 Deering Street house many hours every day for a period of nine months and we worked properly, no short cuts in funds were used!
On February 17, 1977 you wrote to us a very kind letter (signed by Director Joseph E. Gray, Jr.) offering free help in estimates e.t.c. Since e in our society we have a very disruptive element - we owners of the apartmenthouses need help very badly, it is not only a question how to restore, but how to prevent vandalizm and neglect!
I am including here three copies of letters which are selfexplanatory!

My letter to you is a protest against the circumstances in which the inspection was performed. I asked inspector Leary to go to my other tenants and find out if violations were evident, which he refused to do. The inspection was done without my previous knowledge so I had no possibility to protect myself against any false statements of the irresponsible tenant.
Certainly inspector Leary has been in many apartment-houses. Could he not notice the restoration when he entered our house?

Sincerely Yours

Gizela Gawronski

Gizela Gawronski

Miss Erica Donneson
39 Deering Street
Portland, Maine 04101

Cape Elizabeth, April 13, 1978.

Dear Miss Donneson!

We rented you the apartment with the understanding that you will be the sole occupant, but have another person, specifically a man living in your apartment for months. Furthermore the man is disturbing the tenants being drunk throughout the night April 9, and you repeatedly been playing on bongo drums during the nights. Your hall is very dirty and lying around cartons are a fire hazard.(hall is covered with dust and cigarettes ashes!).
If these disturbances do not cease and you will be not cooperative in cleaning the halls as others do, we will be forced to take action thru the sheriff to evict you from the apartment.
We asked you many times to be cooperative- this letter is the last attempt to do so.

Sincerely Gizela Gawronski
Gizela Gawronski

Erica Donneson
39 Deering St
Portland ME
13
Cape

Mr. Mr. Leary
Housing Inspector
called date 4/20.1978
City Hall (called three times)
talked to Mrs. Wentworth
775-5451
called Carson & Wells: Mr. Foley

December 28 1976

Dear Mr. Gewronski,

I just want to let you know that I'll be staying here with my family a little longer, until the 1st of January, in case you've been wondering why I haven't been around. I was able to contact both the phone company and warehouse from here, and every thing is set for Monday and Tuesday of next week.

I've been so excited about moving into my new apartment that I've been sketching and sketching from the measurements I took the night before I left, which is the next best thing to being there, I guess. I could have stayed

(New York says Hello!)



Mrs. Wm. Gawronski
178 Ocean House Road
Cape Elizabeth, Maine
04107

Each one is so much nicer, and your knowledge and feelings about the building were most interesting and inspiring. Please extend my best regard to Mrs. Gawronski, and thank her for her excellent taste and care in painting my new home.

I hope you found your flashlight okay. Thanks for finding it.

With the best wishes for the New Year,

Sincerely,

Britt Donneson

P.S. Thursday for lunch?

August 10, 1977.

Dear Tenants!

Recently some tenants asked, that we restore (partially) their apartments therefore I wish to inform everyone that the rent we are receiving from 39 Deering Street in Portland merely covers current expenses and minor repairs. All the restoration done by us during the past 1½ years was accomplished with special fund provided by us.

After the restoration of the halls I myself did the general cleaning and waxing of woodwork for economical reasons. Since we do not have funds to provide cleaning service we are asking everyone to clean their own stair cases and halls.

No pets: dogs or cats are allowed in our apartment house. The cellar has to be clean too. Please be careful using your sink and toilet. If you have drainage problems too often you will have to cover the expenses yourself. Little repairs like missing screws or door knob repairs you have to do yourself.

It is a known fact that good craftsmen are scarce and mostly not available; therefore Captain Gawronski, after returning from his duties at sea, will do the necessary restoration work himself as he did in previous year. He will also repair some windows which need not only skillful handling but are time consuming .Mr. Leach refused to repair them so did others.

As to repainting the apartments the tenant has to cover the expenses himself and the job has to be approved beforehand and inspected by us.

We are now installing a new electric meter system so there should be no overloading of power in the future. For safety reasons please do not use old, worn electric appliences.

Sincerely Yours

Gizela Gawronski

Gizela Gawronski

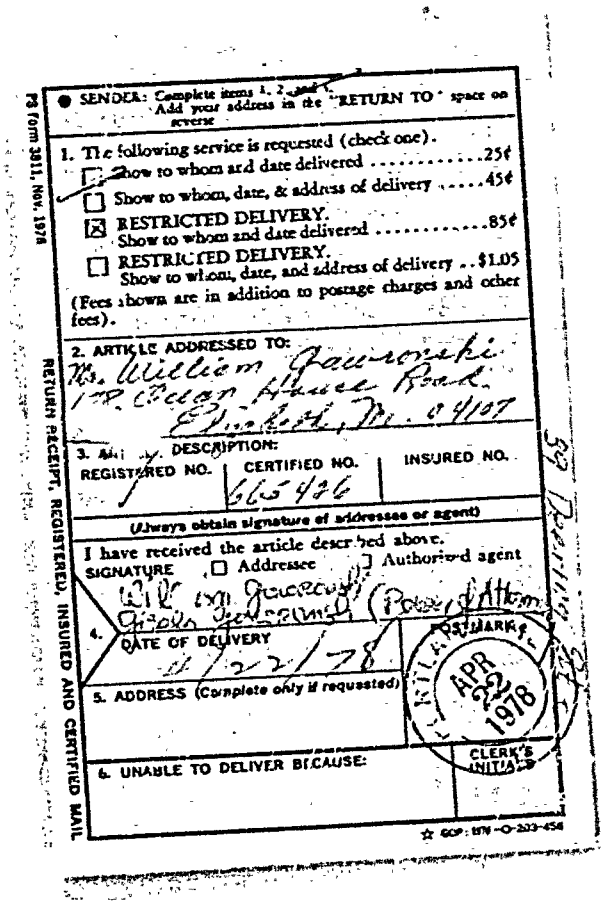
Gizela
Gawronski
178 OCEAN HOUSE ROAD (ROUTE #77)
CAPE ELIZABETH, MAINE 04107

PORTLAND MAINE APR 24 73 U.S. POSTAGE 1 09

RETURN RECEIPT REQUESTED

CERTIFIED No. 438383 MAIL

Mr. Lyle D. Noyes Chief of Housing Insp.
c/o City of Portland
389 Congress Street
Portland Me. 04111



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

1. The following service is requested (check one).
- ☐ Show to whom and date delivered ..... 25¢
- ☐ Show to whom, date, & address of delivery ..... 45¢
- ☒ RESTRICTED DELIVERY. Show to whom and date delivered ..... 85¢
- ☐ RESTRICTED DELIVERY. Show to whom, date, and address of delivery .. $1.05

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

2. ARTICLE ADDRESSED TO:
Mr. William Gawronski
178 Bacon House Road
Ellsworth, Me. 04107

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
/	665436	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
Lt. Wm Gawronski (Police Station)
Nicole Gawronski

4. DATE OF DELIVERY 4/22/78

POSTMARK: APR 22 1978

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

☆ GPO: 1979-O-283-454

PS Form 3811, Nov. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

REQUEST FOR SERVICE — PORTLAND HEALTH DEPARTMENT

~~RECEIVED~~	4/19/78	BY	JC	DISTRICT	M. Leary
REQUEST BY — NAME	Emma Monreson 775-1032				
REQUEST BY — ADDRESS	39 Wessing St. 3rd fl. front				
OWNER — NAME	Tom Gawlowski 644-2220				
OWNER — ADDRESS	178 Dixon Hse Mead Cab				
CONDITIONS — ADDRESS	39 Wessing St. 547-2050				

Mr Kristian
had electrical connections +
owner says he may fix it in
2 weeks.

COMMENTS: Last file entry January, 1975 compliance

SPECIAL INSTRUCTIONS: Problem Keys in tradition envelope
Inspect for Items in Dec Room, Dem + Kitchen + Bath

DIVISION		SANITATION		HOUSING		NURSING	
PRIORITY		ROUTINE		SPECIAL		BY	MNL
		URGENT		REPORT TO		DATE	4/20

OK
MT
DATE 5/2/78

April 20, 1978

Mr. William Gawronski
178 Ocean House Road
Cape Elizabeth, Maine 04107

Dear Mr. Gawronski: Re: 39 Deering Street, Portland, Maine NCP-WE 47-B-20

We recently received a complaint and an inspection was made by Housing Inspector Leary of the property owned by you at 39 Deering Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

~~5/2 1. KITCHEN, BATHROOM & SKY CEILINGS repair or replace the inoperative light fixture.~~ 3a

~~5/2 2. LIVING ROOM & BEDROOM WALLS repair the inoperative outlets.~~ 6e

~~5/2 3. BATHROOM CEILING remove the loose and peeling paint.~~ 3b

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine. Items # 1 and # 2 must be corrected on or before April 27, 1978 and item # 3 must be corrected on or before May 30, 1978.

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

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

By _____
Lyle D. Noyes,
Chief of Housing Inspections

Inspector _____
M. Leary

vw

REINSPECTION RECOMMENDATIONS

LOCATION 39 Deering St

INSPECTOR M Leary

PROJECT NCP West End

OWNER William Gawronski

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
4-20-78	4-27-78				

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 _____
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
5/2/78	MT	INSPECTOR'S REMARKS: Contacted owner on telephone. Advised to repair violations noted. Time extended.
5/	MT	All violations corrected

INSTRUCTIONS TO INSPECTOR: _____

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
Health Department - Housing Inspections Division
Telephone: 775-5451 - Ext. 448

January 2, 1975

Dr. John J. Lappin
40 Bowdoin Street
Portland, Maine 04102

Re: Premises located at 39 Dearing Street, Portland, Maine - 47-B-20

Dear Dr. Lappin:

A re-inspection of the premises noted above was made on December 20, 1974 by Housing Inspector Gendreau.

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 20, 1974.

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 exiscing 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 January 1980.

Sincerely yours,
David C. Bittenbender
[redacted]
Health Director

By _____
Chief of Housing Inspections

Inspector Donald A Gendreau
D. Gendreau

/ss

ldn/74

OK
DATE 12/20/74 DA

November 20, 1974

Dr. John J. Lappin
40 Bowdoin Street
Portland, Maine 04102

Re: 39 Deering Street, Portland, Maine
47-B-20

Dear Dr. Lappin:

As owner of the above referred property, you were notified on July 19, 1974 by Certified United States mail, receipt #772858, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "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 November 15, 1974, by Housing Inspector Gendreau and, as a result, you are hereby ordered to correct the violations listed below on or before December 20, 1974.

Sincerely,

David Bittenbender
Acting Health Director

Inspector Donald A. Gendreau
D. Gendreau

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

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE - SECTION(S)

Second Floor Rear

1. Replace missing sash cords in kitchen windows. 3c 12/20
2. Repair loose sash in left rear bedroom window. 3c 12/20
3. Replace missing putty in left rear bedroom windows. 3c 12/20

Third Floor Rear

4. Replace missing putty in kitchen and living room windows. 3c 12/20
5. Replace broken glass and parting bead in living room windows. 3c 12/20
6. Replace rotted and missing sills in left front bedroom windows. 3c 12/20

ADDITIONAL VIOLATIONS -

Third Floor Front

7. Repair loose sash in bedroom window. 3c 12/20
8. Replace missing putty in bedroom window. 3c 12/20
9. Repair loose glass in bathroom window 3c 12/20
10. Repair loose plaster in ceiling of bathroom. 3c 12/20

LDN:rl

ADMINISTRATIVE HEARING DECISION

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

Date Sept. 20, 1974

Dr. John J. Lappin
40 Bowdoin Street
Portland, Maine 04102

Re: Premises located at 39 Deering Street, Portland, Me. 47-B-20

Dear Dr. Lappin:

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

on Sept. 16, 1974, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to October 20, 1974 in order to complete the work in progress to correct the remaining 18 Housing Code violations as listed on the attached copy of the "Notice of Housing Conditions"

____ Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned date, so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance

Dr. Lappin

Inspector Gendreau

Very truly yours,

Anthony A. Hodgson, CPH, MPH
Health Director

By
Chief of Housing Inspections

Encl. 1
rl

LDN/72

NOTICE OF HOUSING CONDITIONS

DU 5

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

47-B-20
Location: 39 Deering Street
Project: L.S. III
Issued: 7/15/74
Expires: 9/15/74

Dr. John J. Leppin
40 Bowdoin Street
Portland, Maine

772-5768

Dear Dr. Leppin:

An examination was made of the premises at 39 Deering Street Portland, Maine, by Housing Inspector Gendreau. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before September 15, 1974. You may contact this office to arrange a satisfactory repair seheduie 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.

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector Donald A Gendreau

By Sylvia D Moyea
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"		Section(s)
~~1. Point up rear exterior foundation.~~	~~10/24~~	~~3-a~~
~~*2. Repair leaking skylight on third floor front hall ceiling.~~	~~10/24~~	~~3-a~~
~~3. Replace missing sections of downspout on front exterior wall.~~	~~10/24~~	~~3-a~~
~~*4. Replace rotted sections of downspout on rear exterior wall.~~	~~10/24~~	~~3-a~~
~~*5. Repair loose electrical light fixture in second floor front hall ceiling.~~	~~10/24~~	~~8-c~~
Second Floor Front		
~~6. Replace missing putty in living room windows.~~	~~10/24~~	~~3-c~~
~~7. Repair loose sash in left rear bedroom window.~~	~~10/24~~	~~3-c~~
Second Floor Rear		
~~8. Replace missing sash cords in kitchen windows.~~		~~3-c~~
~~*9. Repair loose and cracked plaster on living room ceiling.~~	~~10/24~~	~~3-b~~
~~10. Replace missing plaster on bathroom ceiling.~~	~~10/24~~	~~3-b~~
~~*11. Provide covering for exposed wiring on bathroom ceiling.~~	~~10/24~~	~~8-c~~
12. Repair loose sash in left rear bedroom window.		3-c
13. Replace missing putty in left rear bedroom windows.		3-c

Continued--

39 Dearing Street - Continued

Third Floor Rear

3. 14. Replace missing putty in kitchen and living room windows. 3-c
4. *15. Replace broken glass and parting bead in living room windows. 3-c
~~16. Replace missing sash cords in living room windows. 11/5 3-c~~
~~*17. Determine the reason and remedy the condition that causes the leaking toilet tank in the bathroom. 6/21 6-d~~
5. 18. Replace rotted and missing sills in left front bedroom windows. 3-c

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

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

/krg

OK
DATE 12/20/74 DH

REINSPECTION RECOMMENDATIONS

INSPECTOR Don Gendron

LOCATION 39 Dearing St
PROJECT
OWNER John Lappin

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
7/15/74	9/15/74				

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

DATE		
12/20/74	DH	ALL VIOLATIONS HAVE BEEN CORRECTED YES Send " CERTIFICATE OF COMPLIANCE" XXX "POSTING RELEASE"
9/12/74	DH	SATISFACTORY Rehabilitation In Progress Time Extended To 10/15/74
10/24/74	DH	Time Extended To 11/15/74
		Time Extended To
11/15/74	DH	UNSATISFACTORY Progress Send "HEARING NOTICE" "FINAL NOTICE" XXX
		"NOTICE TO VACATE" POST Entire
		POST Dwelling Units
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken
9/16/74	DH	INSPECTOR'S REMARKS: MET WITH OWNER FOR RE-INSP. TO 10/15
10/25/74	DH	CONTRACTOR HIRED - AND PLUMBER KATZ -
11/15/74	DH	RE-WORK IN PROGRESS - V.T.V. TO 11/15
11/15/74	DH	ISSUE FINAL NOTICE WITH ADDITIONS
12/20/74	DH	COMPLETE
		INSTRUCTIONS TO INSPECTOR:

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 07, 1995

STEWART CHARLES A JR
39 DEERING ST
PORTLAND ME 04101

Re: 39 Deering St
CBL: 047- - B-020-001-01
DU: 6

Dear Mr. Stewart:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

1. EXT - FRONT - 108.10
TRIM HAS PEELING PAINT
2. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.