

38 Deering Street 47-C-17



CITY OF PORTLAND

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

February 9, 1982

D4:5

Mr. Earl McDonald
38 Deering Street
Portland, Maine 04101

Re 38 Deering Street 47-C-17 WE

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your 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. FIRST FLOOR LIVING ROOM - door - missing knob. 3-b
2. FIRST FLOOR BEDROOM - ceiling - missing molding. 3-b

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

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Schmuckal
Housing Inspection Officer - Schmuckal (3)

jmr

Date _____

FOR YOUR INFORMATION AS A NEW OWNER

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

SECTION 19 -- RESTRICTION ON CONVEYANCE OF PROPERTY: It shall be a violation of this ordinance for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the Health Officer under the provisions of this ordinance unless he shall first furnish to the grantee a true copy of any such order and shall at the same time notify the Health Officer in writing of the intent to so transfer either by delivering said notice to the Health Officer and receiving a receipt therefore or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section of this ordinance, such person shall be subject to a fine of not less than \$50.00 nor more than \$100.00, in addition to any fine which may be imposed for failure to comply with any order of the Health Officer as provided herein.

SECTION 20 -- RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED: No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this ordinance shall be effective in relieving any person of responsibility for compliance with the provision of this ordinance as set forth herein.

SECTION 24 -- PENALTY: Any person violating any of the provisions of this ordinance or failing or neglecting or refusing to obey any order or notice of the Health Officer issued hereunder shall be subject to a fine of not less than \$10.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.

RE: Property of Mr. Earl McDonald, Virgin Islands ADDRESS: 34 Downing Street

AS THE NEW OWNER of the above we must inform you that SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY, does apply to this property as the Housing Inspection Division, Health & Social Service has an open file in this case.

If you have any questions regarding this matter, please call the Housing Inspection Div. at 775-5451; Ext. 448 or 358.

NEIGHBORHOOD CONSERVATION
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name

Inspection Division
e Schmidt

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Asar's Chart	6) Bl.	7) Lot	8) Census Tract	9) Bldg.	10) Insp.	11) Form No.	
2-25-82		WE	47	C	17					
12) Hous. No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name				17) Design.		
58				DOORING				STREET		
18) Owner or Agent: EARL McDONALD → NEW OWNER								19) Status	20) Bldg's Rat.	
21) Address: VIRGIN ISLANDS								Zip Code:		
22) City and State										
23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants	28) Com'l U.	29) E'dg. Type	30) Stories	31) Const. Mat.	32) O. Bs.	
5							3			
33) C.H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D.D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date			
				Yes	No					
Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
STANDARD with Exceptions										
1			MISSING DOOR knob	1st	Door	LR			3b	
2			MISSING Molding	1st	CEILING	BR			3b	

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

INSP DATE		TENANTS NAME		FLR. LOCATION		RMG. TP.		#RMS.		#PEO.		#ALL'D		SLR.M.	
2-12-51-1821				1st Floor				2		1					
Child Un. 10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Cling.	Heat	Lav.	Bath	Flush			
KITCHEN					CODE	BATHROOM					CODE				
(✓) Plaster - L, C, M, - Ceiling/Walls					3(b)	(✓) Plaster - L, C, M - Ceiling/Walls					3(b)				
(✓) Windows - loose, broken glass, glaze					3(c)	(✓) Window - loose, broken glass, glaze					3(c)				
(✓) Sash/Frames - broken, missing, worn					3(c)	(✓) Sash/Frames - broken, missing, worn					3(c)				
(✓) Floor - loose, worn, dam., buckled					3(b)	(✓) Floor - loose, worn, dam., buckled					3(b)				
(✓) Doors - Knob/Ik - missing - Panels/Frames dam.					3(b)	(✓) Door - Knob/Ik - missing - Panels/Frames dam.					3(b)				
(✓) Counter/Stor. Space Yes No					6(d)	(✓) Toilet - brkn, loose, leaks, seat, 1'se crkd.					6(d)				
(✓) Sink - chipped, cracked, leaks					3(e)	(✓) Lavator - tipped, crkd, leaks, trap leaks					6(d)				
(✓) Range - improper stack, flue, vent					-	(✓) Bathtub/Shower - leaks cross connection					6(d)				
(✓) Refrigerator Space Yes No					6(c)	(✓) Ventilation Yes No					7				
(✓) Plumbing (a) 6(a) Water Supply Hot Cold					6(c)	(✓) Plumbing (b) 6(a) Water Supply Hot Cold					6(c)				
(✓) Electrical (a)						(✓) Electrical (b)									
(✓) Sanitation (c)						(✓) Sanitation (b)									
LIVING ROOM					CODE	DINING ROOM					CODE				
(✓) Plaster - L, C, M, - Ceiling/Walls					3(b)	(✓) Plaster - L, C, M - Ceiling/Walls					3(b)				
(✓) Windows - loose, broken, glaze					3(c)	(✓) Windows - loose, broken, glaze					3(c)				
(✓) Sash/Frames - broken, missing, worn					3(c)	(✓) Sash/Frames - broken, missing, worn					3(c)				
(✓) Floor - loose, worn, damaged					3(b)	(✓) Floor - loose, worn, damaged					3(b)				
(✓) Door - Knob/Ik - missing - Panels/Frames dam.					3(b)	(✓) Doors - Knobs/Ik - missing - Panels/Frames dam.					3(b)				
(✓) Electrical (c)						(✓) Electrical (d)									
(✓) Sanitation (c)						(✓) Sanitation (d)									
Bedrooms and/or other rooms															
REAR ceiling molding MISSING						REAR ceiling molding MISSING									
						(✓) Plaster - L, C, M - Ceiling/Walls					3(b)				
						(✓) Windows - Loose, broken, glaze					3(c)				
						(✓) Sash/Frames - broken, missing, worn					3(c)				
						(✓) Floors - loose, worn, damaged					3(b)				
						(✓) Door - Knobs/Ik - missing - Panels/Frames dam.					3(b)				
						(✓) Electrical (e)									
						(✓) Sanitation (e)									
						(✓) Clothes Closet Yes No									
						Sanitation - Vermin 0 R									
Plumbing						Electrical									

REMARKS:

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

2-7-21-182

INSP

FORM NO.

TENANTS NAME

FLR. #

LOCATION

RMG. TP.

FRMS.

NO.

FALL'D

SLPRM.

Child Ur. 10	Child 1 - 6	+ Lead Survey - Results	Rent Code	Furn	Hot Water	Dual Eggs	Ck ng.	Heat	Lav.	Flu.	Flush
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KITCHEN	CODE	BATHROOM	CODE
(✓) Plaster - L, C, M, - Ceiling/Walls	3(b)	(✓) Plaster - L, C, M - Ceiling/Walls	3(b)
(✓) Windows - loose, broken glass, glaze	3(c)	(✓) Window - loose, broken glass, glaze	3(c)
(✓) Sash/Frames - broken, missing, worn	3(c)	(✓) Sash/Frames - broken, missing, worn	3(c)
(✓) Floor - loose, worn, dam., buckled	3(b)	(✓) Floor - loose, worn, dam., buckled	3(b)
(✓) Door - knob/lk - missing - Panels/Frames dam.	3(b)	(✓) Door - knob/lk - missing - Panels/Frames dam.	3(b)
Counter/Stor. Space Yes ___ No ___	-	(✓) Toilet - broken, loose, leaks, Seat, l'se crkd.	6(d)
(✓) Sink - chipped, cracked, leaks	6(d)	(✓) Lavator - chipped, crkd, leaks, trap leaks	6(d)
(✓) Range - impr or stack, flue, vent	3(e)	(✓) Bathtub/Shower - leaks cross connection	6(d)
(✓) Refrigerator Space Yes ___ No ___	-	(✓) Ventilation Yes ___ No ___	7
(✓) Plumbing (a) 6(a) Water Supply Hot ___ Cold ___	6(c)	(✓) Plumbing (b) 6(a) Water Supply Hot ___ Cold ___	6(c)
(✓) Electrical (a)	-	(✓) Electrical (b)	-
(✓) Sanitation (a)	-	(✓) Sanitation (b)	-
LIVING ROOM	CODE	DINING ROOM	CODE
(✓) Plaster - L, C, M, - Ceiling/Walls	3(b)	(✓) Plaster - L, C, M - Ceiling/Walls	3(b)
(✓) Windows - loose, broken, glaze	3(c)	(✓) Windows - loose, broken, glaze	3(c)
(✓) Sash/Frames - broken, missing, worn	3(c)	(✓) Sash/Frames - broken, missing, worn	3(c)
(✓) Floor - loose, worn, damaged	3(b)	(✓) Floor - loose, worn, damaged	3(b)
(✓) Door - knob/lk - missing - Panels/Frames dam.	3(b)	(✓) Doors - knobs/lk - missing, Panels/Frames dam.	3(b)
(✓) Electrical (c)	-	(✓) Electrical (d)	-
(✓) Sanitation (c)	-	(✓) Sanitation (d)	-
Bedrooms and/or other rooms			Code
(✓) Plaster - L, C, M - Ceiling/Walls	3(b)		
(✓) Windows - Loose, broken, glaze	3(c)		
(✓) Sash/Frames - broken, missing, worn	3(c)		
(✓) Floors - loose, worn, damaged	3(b)		
(✓) Door - knobs/lk - missing - Panels/Frames dam.	3(b)		
(✓) Electrical (e)	-		
(✓) Sanitation (e)	-		
(✓) Clothes Closet Yes ___ No ___	-		
Plumbing	Electrical	Sanitation - Vermin	O R

REMARKS:

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 32 Downing Street, PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT 1:35 ^{A.M.} _(P.M.) ON Aug 16, 1971
INTO THE HANDS OF Mr. Herschel McEwen AT 101 Grand Rd., MAINE
Portland

Walter Long
HOUSING INSPECTOR

DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION

No. 120-34

RECEIPT FOR CERTIFIED MAIL

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

SENT TO	
<i>Mr. Herschel J. Egan</i>	
STREET AND NO.	
<i>111 1st St.</i>	
CITY, STATE AND ZIP	
<i>Albany, N.Y. 12205</i>	
POSTAGE	\$
CONSULT POSTMASTER FOR FEES	
CERTIFIED MAIL	\$
SPECIAL DELIVERY	\$
RESTRICTED DELIVERY	\$
OPTIONAL SERVICES	
RETURN RECEIPT SERVICE	\$
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	\$
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	\$
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	\$
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

PS Form 3811, Nov. 1973

● SENDER: Complete items 1, 2, and 3.
Add your address in "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. Howard McQueen
1944 Rd.
221 North Main St. 04105

3. ARTICLE DESCRIPTION:
REGISTERED NO. *570904* CERTIFIED NO. INSURED NO.

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

4. DATE OF DELIVERY *SEP 15 1978*

5. ADDRESS (Complete only if requested)
Unknown
Insufficient address

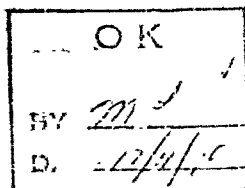
6. UNABLE TO DELIVER BECAUSE:
No such post office or street
Do not return in this envelope

CLERK'S INITIALS

★ 6011-109-0-210-654

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

48 1201100 ST.



July 25, 1978

Mr. Herschel McEwen
101 Gray Road
Falmouth, Maine 04105

Dear Mr. McEwen: Re: 38 Deering Street, Portland, Maine MCP-W2 4/-0-17

We recently received a complaint and an inspection was made by Housing Inspector Lary of the property owned by you at 38 Deering Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following sub-standard housing conditions:

- | | |
|--|----|
| 1. SECOND FLOOR FRONT HALL - CEILING - repair or replace the broken plaster. | 35 |
| 2. FRONT REAR BULLHEAD - replace the missing step. | 31 |
| 3. FRONT REAR BULLHEAD - replace the missing door. | 34 |
| FIRST FLOOR REAR APARTMENT | |
| 4. LIVING ROOM - BATHROOM - WINDOWS - repair the inoperative sashes and replace the missing counter balance cords allowing window sash to remain elevated when opened. | 3c |
| 5. BATHROOM WALL - secure the loose lathe. | 6d |
| 6. LIVING ROOM GLOTT FLOOR - repair or replace the broken board. | 3d |

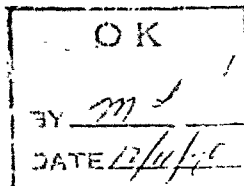
The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before Aug. 25, 1978.

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

Inspector M. Leary

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



July 25, 1976

Mr. Herschel McEwen
101 Gray Road
Falmouth, Maine 04105

Dear Mr. McEwen: Re: 38 Deering Street, Portland, Maine MCP-12 47-C-17

We recently received a complaint and an inspection was made by Housing Inspector Leary of the property owned by you at 38 Deering Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following sub-standard housing conditions:

- | | |
|---|---------------|
| 1. SECOND FLOOR FRONT HALL - CEILING - repair or replace the broken plaster. | 5b |
| 2. RIGHT REAR BULKHEAD - replace the missing stop. | 3d |
| 3. RIGHT REAR BULKHEAD - replace the missing door. | 3d |
| FIRST FLOOR REAR APARTMENT | |
| 4. LIVING ROOM & BATHROOM - windows - repair the inoperative latches and hinges - the missing screws - balance door - allowing window sash to remain elevated when opened. | 3c |
| 5. BATHROOM HALL - secure the loose lavatory. | 6d |
| 6. LIVING ROOM - GROUND FLOOR - repair or replace the broken board. | 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 Aug. 23, 1976.

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

Inspector M. Leary

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

INSPECTOR

NOTICE OF HOUSING CONDITIONS
Issued Expired

HEARING NOTICE
Issued _____ Expired _____

FINAL NOTICE
Issued _____ Expired _____

- 7-25-28 | 5-15-28

- 7-25-78 5-15-78

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

INSPECTOR'S REMARKS:

11-5274

12-11-74

INSTRUCTIONS TO INSPECTOR:

REQUEST FOR SERVICE				PORTLAND HEALTH DEPARTMENT	
DATE RECEIVED	7-12-78		BY	LDN	
REQUEST BY	NAME	Carol McVicker			
	ADDRESS	38 Deering St.			
OWNER	NAME	Herschel McEwen			
	ADDRESS	38 Deering St.			
CONDITIONS	Broken windows and other items as per attached letter.				
COMMENTS	List of defects letter sent and owner apprised of Loan program. 7-25-78				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE
PRIORITY					

JUSTIFIED

BM

38 Deering Street
Portland, Maine 04101

July 10, 1978

City of Portland
Housing Inspection Department
City Hall
Portland, Maine

Dear Sir:

Over a year ago, I inquired of your department as to what could be done about improving housing conditions in a rented apartment. Because this building was in the process of ownership change, it was suggested I wait and give additional time for the new owner to make changes and improvements.

It seems sufficient time has been allowed but all that has occurred was a raise in rental rates, at the time of landlord exchange. There is a real need for adequate storm windows, screens, light fixtures and wiring, (I still have no means for being reached by a doorbell, should a visitor or an urgency arise), and I do not know that the fire alarm inoperative over a year has been fixed. The building is not maintained inside, either, by cleaning, etc. I recently offered to mop and wax, to keep the dust and silt from drifting in under the apartment doors, in exchange for reducing the rent. Two months have passed and nothing has been said.

Last summer, and thru the winter up to a week ago, it was unbearably cold in the apartment from air and wind blowing thru a plastic-covered broken window. There is only one thermostat in the building, which all renters here seem to manage in the past to adjust to the variable temperatures, along with using oven heat on extreme days. But this winter was unbearable for me in this apartment. Several times requests were made to fix the window, shovel the walkway, and driveway. Most people pitch in and help out with many residential needs but it seems the more we do the less the landlord does.

I am aware of rising costs. All consumers are caught up in this. But, sir, I've received a written notice from the landlord for a \$25.00 increase in rent "because of increased fuel costs, etc." This is so unreasonable. It seems there ought to be some way to compare "values" and I wonder if an inspection of the building would be a way of determining a "200.00" rent value where no improvements have been made. I can't afford such a rent. Is there some way your offices can "review"

7-10-78

apartment conditions and apartment buildings for reasonable provisions for health, safety, and comfort to rentees? It seems a \$200 rental fee should provide much more than fresh paint.

It is not my intent to cause trouble for the landlord, (Mr. Herschel McEwen), although there does have to be a limit drawn somewhere on how much I can economize in order to pay such a rent which goes to pay his bills.

Yours very truly

Carol McVicker - 772-3025

CERTIFICATE
OF
COMPLIANCE

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

December 9, 1974

Mr. Donald E. Files
87 Scott Dyer Road
Cape Elizabeth, Maine 04107

Re: Premises located at 38 Deering Street, Portland, Maine 47-C-17

Dear Mr. Files:

A re-inspection of the premises noted above was made on December 6, 1974
by Housing Inspector 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 July 24, 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 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 December 1979.

Sincerely yours,

David Bittenbender
XXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Health Director (Acting)

By Lytle D. Mayes
Chief of Housing Inspections

Inspector M. Gough

M. Gough

LEN:rl

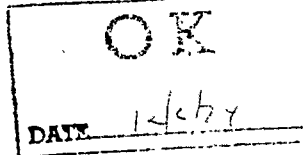
ldn/74

ADMINISTRATIVE HEARING DECISION

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

Mr. Donald E. Files
37 Scott Dyer Road
Cape Elizabeth, Maine 04107

Date October 2, 1974



Re: Premises located at 30 bearing Street, Portland, Maine 47-C-17

Dear Mrs. Files:

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

on September 27, 1974, regarding our "NOTICE OF HOUSING CONDITIONS" at the above
referred premises resulted in the decision noted below.

~~YAK~~ Expiration time extended to October 27, 1974 in order to complete the work ~~now~~
~~in progress to correct the remaining (10) San 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.

In Attendance

Mrs. Files

Inspector Gough

Very truly yours,

Arthur A. Johnson, CPH, MPH
Health Director

By [Signature]
Chief of Housing Inspections

Encl. 1

NOTICE OF HOUSING CONDITIONS

LDN/72

DU 5

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

Location: 47-C-17
Project: 38 Deering Street
Issued: L.S. III
Expires: 7/24/74
9/24/74

Mr. Donald E. Files
87 Scott Oyer Road
Cape Elizabeth, Maine

Dear Mr. Files:

An examination was made of the premises at 38 Deering 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 September 24, 1974. 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.

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector _____

By _____

Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"

Section(s)

- | | |
|---|-----|
| 1. X Point up right foundation. | 3-a |
| 2. X Replace missing fascia board on right rear roof. | 3-a |
| 3. X Replace missing downspout on right wall. | 3-b |
| 4. X Replace rotted bulkhead door. | 3-d |
| *5. X Replace rotted bulkhead stairs. | 3-d |
| 6. X Cleanup rubbish and debris in rear yard. | 4-d |
| 7. X Cleanup rubbish and debris in cellar. | 4-d |
| *8. X Determine the reason and remedy the condition that causes the second floor rear
hall ceiling to leak. | 3-b |
| <u>First Floor Front</u> | |
| 9. X Repair loose electrical wiring on living room ceiling. | 8-d |
| <u>Second Floor Rear</u> | |
| 10. X Repair leaking lavatory tap in bathroom. | 6-c |
| 11. X Remove peeling paint from dining room ceiling, rear bedroom wall, and ceiling. | 3-b |
| 12. X Repair leaking tap in bathroom. | 6-c |
| *13. X Determine the reason and remedy the condition that causes the rear bedroom
ceiling to leak. | 3-b |

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

/kry

Water on floor around boiler

INSPECTOR Joseph

LOCATION 3510 LINDEN
PROJECT III
OWNER D. F. L. S.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
7/24/74	9/24/74				

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	
2/1/74	Send " CERTIFICATE OF COMPLIANCE"	"POSTING RELEASE"

DATE 10/7/69	TIME 2:18	ALL VIOLATIONS HAVE BEEN CORRECTED Send " CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
10/20/69	SATISFACTORY Rehabilitation In Progress	
	Time Extended To _____	
	Time Extended To _____	
	Time Extended To _____	
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____	
	"NOTICE TO VACATE" _____ PST Entire _____ PST Dwelling Units _____	
	LNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____	
10/20/69	INSPECTOR'S REMARKS: [Signature] 	
	INSTRUCTIONS TO INSPECTOR:	

38 DEERING ST.

Housing:

[illegible]

C 53 BSL

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Earl MacDonald
38 Deering Street
Portland, Maine 04101

DU 5

CH. 47 BLK. C LOT 17

LOCATION: 38 Deering St.

PROJECT: NCP-WE
ISSUED: February 15, 1984
EXPIRES: April 15, 1984

Dear Mr. MacDonald:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 38 Deering Street by Code Enforcement Officer Marge Schmuckal. 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 15, 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 - Marge Schmuckal (3)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Earl MacDonald

LOCATION: 38 Deering St. 47-C-17 WE

CODE ENFORCEMENT OFFICER: Marge Schmuckal (3)

HOUSING CONDITIONS DATED: Feb. 15, 1984 , EXPIRES: Apr. 15, 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.

1. SECOND FLOOR INTERIOR HALL - ceiling - missing ceiling tiles.

SEC. (S)

108-3

FIRST FLOOR FRONT

2. BEDROOM - ceiling - broken ceiling plaster.

108-2

FIRST FLOOR REAR

3. RIGHT KITCHEN - wall - missing plaster.

108-2

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Mr. Earl MacDonald
38 Deering Street
Portland, Maine 04101

DU 5

CH. 47 BLK. C LOT 17

LOCATION: 38 Deering St.

PROJECT: NCP-WE
ISSUED: February 15, 1984
EXPIRES: April 15, 1984

Dear Mr. MacDonald:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 38 Deering Street by Code Enforcement Officer Marge Schmuckal. 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 15, 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.

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Very truly yours,

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

By: Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Marge Schmuckal
Code Enforcement Officer - Marge Schmuckal (3)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Earl MacDonald

LOCATION: 38 Deering St. 47-C-17 WE

CODE ENFORCEMENT OFFICER: Marge Schmuckal (3)

HOUSING CONDITIONS DATED: Feb. 15, 1984 , EXPIRES: Apr. 15, 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. SECOND FLOOR INTERIOR HALL - ceiling - missing ceiling tiles. | 108-3 |
| <u>FIRST FLOOR FRONT</u> | |
| 2. BEDROOM - ceiling - broken ceiling plaster. | 108-2 |
| <u>FIRST FLOOR REAR</u> | |
| 3. RIGHT KITCHEN - wall - missing plaster. | 108-2 |

Housing Inspection Division

2) INSP.

3) FORM NO.

1) INSP. Date

2	-	2	-	8	4
---	---	---	---	---	---

4) TENANT'S NAME

[illegible]

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

1st	Front	Du	2	1	
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[illegible]

Viol. No.	Block	Coord.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
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No.	Remedy	Cond.	violation					
2		BR	Ceiling Plaster		BE	CL	2	2(B)

[illegible]

Housing Inspection Division

DWELLING UNIT SCHEDULE

[illegible]

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE		TENANTS NAME		F R. LOCATION		RMG. P.	#RMS.	#PEO.	#ALL'D	S. PRM.	
2-2-84		McCain M		3 Entire		D4	3				
Child Un. 10	Child 1-6	+ Lead Survey Results	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush
				62F		Yes			PL	P3	PF
KITCHEN				CODE	BATHROOM				CODE		
() Plaster - L, C, M - Ceiling/Walls				3(b)	() Plaster - L, C, M - Ceiling/Walls				3(b)		
() Windows - loose, broken glass, glaze				3(c)	() Window - loose, broken glass, glaze				3(c)		
() Sash/Frames - broken, missing, worn				3(c)	() Sash/Frames - broken, missing, worn				3(c)		
() Floor - loose, worn, dam., buckled				3(b)	() Floor - loose, worn, dam., buckled				3(b)		
() Doors - Knob/lk - missing - Panels/Frames dam.				3(b)	() Door - knob/lk - missing - Panels/Frames dam.				3(b)		
() Counter/Stor. Space Yes No				6(d)	() Toilet - k - brkn, loose, leaks, Seat crkd.				6(d)		
() Sink - chipped, cracked, leaks				3(e)	() Lavatg. - chipped, crkd, leaks, tr.				6(d)		
() Range - improper stack, flue, vent				3(e)	() Bathtub/Shower - leaks cross connect				7		
() Refrigerator Space Yes No				6(c)	() Ventilation Yes No				6(c)		
() Plumbing (a) 6(a) Water Supply Hot Cold					() Plumbing (b) 6(a) Water Supply Hot Cold				6(c)		
() Electrical (a)					() Electrical (b)						
() Sanitation (a)					() Sanitation (b)						
LIVING ROOM				CODE	DINING ROOM				CODE		
() Plaster - L, C, M - Ceiling/Walls				3(b)	() Plaster - L, C, M - Ceiling/Walls				3(b)		
() Windows - loose, broken, glaze				3(c)	() Windows - loose, broken, glaze				3(c)		
() Sash/Frames - broken, missing, worn				3(c)	() Sash/Frames - broken, missing, worn				3(c)		
() Floor - loose, worn, damaged				3(b)	() Floor - loose, worn, damaged				3(b)		
() Door - knob/lk - missing - Panels/Frames dam.				3(b)	() Doors - Knobs/lk - missing, Panels/Frames dam.				3(b)		
() Electrical (c)					() Electrical (d)						
() Sanitation (c)					() Sanitation (d)						
Bedrooms and/or other rooms									Code		
					() Plaster - L, C, M - Ceiling/Walls				3(b)		
					() Windows - Loose, broken, glaze				3(c)		
					() Sash/Frames - broken, missing, worn				3(c)		
					() Floors - loose, worn, damaged				3(b)		
					() Door - knobs/lk - missing - Panels/Frames dam.				3(b)		
					() Electrical (e)						
					() Sanitation (e)						
					() Clothes Closet Yes No						
Plumbing				Electrical	Sanitation - Vermin O R						

REMARKS:

HAS Smoke Det

Housing Inspection Division

FORM NO.

TENANTS NAME

FLR.#	LOCATION	RMG.TP.	#RMS.	#PEU.	#ALL'D	SLPRM
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Child Un. 10	Child 1 - 6	+ Lead Survey & Results	Rent	Rent Code	Furn	Hot Water	Dual Eggs.	Ck'ng.	Heat	Lav.	Bath	Flush
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KITCHEN

- () Plaster - L, C, M, - Ceiling/Walls
- () Windows - loose, broken glass, glaze
- () Sash/Frames - broken, missing, worn
- () Floor - loose, worn, dam., buckled
- () Doors - Knob/lk - 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)

CODE

BATHROOM

() Plaster - L.P., H - Ceiling/Walls 3(b)
 () Window - loose, broken, glass glaz 3(b)
 () Sash/Frames - broken, missing, worn 3(c)
 () Floor - loose, worn, dam., buckled 3(b)
 () Door - knob/lk - missing - Panels/Frames dam. 3(b)
 () Toilet - k - brkn, loose, leaks, Seat, l'se crkd. 6(d)
 () Lavator, - tipped, crkd, leaks, trap leaks 6(d)
 () Bathtub/Shower - leaks cross connection 6(d)
 () Ventilation Yes ___ No ___ 7
 () Plumbing (b) 6(a) Water Supply Hot ___ Cold ___ 6(c)
 () Electrical (b)
 () Sanitation (b)

CODE

LIVING ROOM

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

CODE

DINING ROOM

() Plaster - L, C, M - Ceiling/Walls	3(b)
() Windows - loose, broken, glaze	3(c)
() Sash/Frames - broken, missing, worn	3(c)
() Floor - loose, worn, damaged	3(b)
() Doors - Knobs/Lk - missing, Panels/Frames dam.	3(b)
() Electrical (d)	
() Sanitation (d)	

CODE

Bedrooms and/or other rooms

										Code
								() Plaster - L, C, M - Ceiling/Walls	3(b)	
								() Windows - Loose, broken, glaze	3(c)	
								() Sash/Frames - broken, missing, worn	3(c)	
								() Floors - loose, worn, damaged	3(b)	
								() Door - knobs/lk - missing - Panels/Frames dam.	3(b)	
								() Electrical (e)		
								() Sanitation (e)		
								() Clothes Closet Yes No		

Plumbing

Electrical

Sanitation - Vermin 0 R

REMARKS:

HAS Smoke Det.

CERTIFICATE
OF
COMPLIANCE

DATE: December 13, 1984

DU: 5

CITY OF PORTLAND

Department of Planning : Urban Development
Housing Inspection Division
Telephone: 775-5461 Extension 311 - 318

Mr. Earl MacDonald
38 Deering Street
Portland, Maine 04101

Re: Premises located at 38 Deering St. 47-C-17 WE

Dear Mr. MacDonald:

A re-inspection of the premises noted above was made on December 12, 1984
by Code Enforcement Officer Merlin Leary.

This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated February 15, 1984.

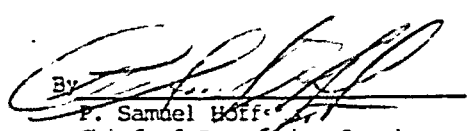
Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

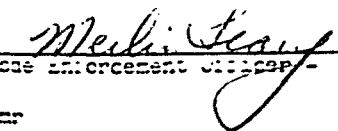
In order to aid in the preservation of Portland's existing housing
inventory, it shall be the policy of this department to inspect each
residential building at least once every five years. Although a
property is subject to re-inspection at any time during the said
five-year period, the next regular inspection of this property is
scheduled for December 1989.

Sincerely yours,

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

By


P. Samuel Hoff
Chief of Inspection Services


Code Enforcement Officer - Merlin Leary (5)

jmr

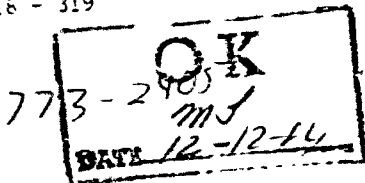
930
AM

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 317 - 318 - 319

Mr. Earl MacDonald
38 Deering Street
Portland, Maine 04101



D# 5

CH. 47 BLDG. C LOT 17

LOCATION: 38 Deering St.

PROJECT: NCP-WE
ISSUED: February 15, 1984
EXPIRES: April 15, 1984

Dear Mr. MacDonald:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 38 Deering Street by Code Enforcement Officer Marge Schmuckal. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

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Very truly yours,

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

By: Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Marge Schmuckal
Code Enforcement Officer - Marge Schmuckal (3)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Earl MacDonald

LOCATION: 38 Deering St. 47-C-17 WE

CODE ENFORCER: OFFICER Marge Schmuckal (3)

HOUSING CONDITION DATED: Feb. 15, 1984 EXPIRES: Apr. 15, 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. SEL. 3-FLOOR INTERIOR HALL - ceiling - missing ceiling tiles.	108-3

FIRST FLOOR FRONT

2. BEDROOM - ceiling - broken ceiling plaster.	108-2
---	------------------

FIRST FLOOR REAR

3. RIGHT KITCHEN - wall - missing plaster.	108-2
---	------------------

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

AUGUST 13, 1997

CITY OF PORTLAND

OSBORNE CYNTHIA S
247 LOWER FLYING POINT RD
FREEPORT ME 04032

Re: 38 DEERING ST
CBL: 047- - C-017-001-01
DU: 5

Dear Ms. Osborne:

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. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT
- PERMIT BY MASTER ELECTRICIAN

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,

David Jordan
David Jordan
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offc./ Field Supv.

