

064-D-020
Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 14, 1993

First Atlantic Corp.
66 Pearl St.
Portland, Maine 04101

Re: 7 C Street
CBL: 064-D-20
DU: 3

Dear Sir,

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

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

Article v Section 6-120

(2) Properties which lack plumbing, ventilating, lighting or heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public.

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

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure. You are ordered to do this immediately, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

Sincerely,

Kathleen A. Lowe
Kathleen A. Lowe
Code Enforcement Officer

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

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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: Exist. 9, Legal 8
CHART-BLOCK-LOT - 64-E-20
LOCATION: 10-12 Assessors call it (12-14)
Gilman Street (WEST END)
DISTRICT: 5
ISSUED: December 20, 1990 **
EXPIRES: February 20, 1991 (Smoke Detectors 24 hrs. from receipt of letter)

Gary Hawkes
27 Winn Road
Falmouth, ME 04105

cc: The Boulos Co.
2 City Center
Attn.: Joe Wojak
Portland, ME 04101

Dear Mr. Hawkes:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 10-12 Gilman Street by Code Enforcement Officer Hubert Irving for M. Wing. 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 Feb. 20, 1991**. 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 other Article of the City Code.

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

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

Very truly yours,

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

By: P. Samuel Hoffses
Chief of Inspection Services

Hubert Irving
Hubert Irving for Marland Wing (5)
Code Enforcement Officer

Attachments - **Smoke Detectors - 24 hrs. from receipt of notice.

HOUSING INSPECTION REPORT

OWNER: Gary Hawkes-cc:Boulos Co. **LOCATION:** 10-12 Gilman St. 64-E-20

CODE ENFORCEMENT OFFICER: Hubert Irving for Marland Wing (5)

HOUSING CONDITIONS DATED: Dec. 20, 1990 **EXPIRES:** Feb. 20, 1991, Smoke
Detectors - 24 hrs.

	<u>SEC.(S)</u>
1. EXTERIOR REAR - deteriorated foundation.	108-2
2. EXTERIOR SIDE PORCHES - deteriorated and cluttered with debris.	108-2
3. EXTERIOR OVERALL - windows damaged and missing.	108-2
4. EXTERIOR/INTERIOR OVERALL - front and rear doors - not weathertight.	102-2
5. EXTERIOR PORCHES LEFT & RIGHT OVERALL - rubbish.	108-2
6. EXTERIOR/INTERIOR BASEMENT APT., LEFT SIDE - roaches.	109-5
7. INTERIOR OVERALL BASEMENT - lacks 2nd. means of egress.	116-2
8. INTERIOR BASEMENT OVERALL, AND HALLWAYS - no lights.	113
9. INTERIOR BASEMENT OVERALL - wet, rotted. Entire furnace room has accumulated water, floor wet.	108-1
10. INTERIOR BASEMENT - water leak. Wet and unsanitary.	108-5
11. INTERIOR BASEMENT - water supply line - leaking condition.	111-3
12. INTERIOR BASEMENT - insulation and asbestos debris.	109-4
13. INTERIOR BASEMENT DWELLING UNIT - bathroom floor - deteriorated, wet, rotten floor condition.	110-6
14. INTERIOR BASEMENT LEFT SIDE - bathroom - toilet bowl not secured to floor and leaking.	109-5
15. INTERIOR OVERALL BASEMENT - accumulated water.	108-1
16. INTERIOR FIRST FLOOR, APT. #1- left side, 1st. floor - debris - open vacant.	109-4
*17. INTERIOR 2ND. FLOOR, APT. #4 - left side, 2nd. Floor - filthy vacant, posted, *no smoke detector, overall windows/combo's - damaged, missing, worn, deteriorated, not weathertight.	108-3
18. INTERIOR 2ND. FLOOR, APT. #4 - bathroom - toilet plugged - unsanitary condition.	109-5
19. INTERIOR FIRST FLOOR OVERALL FLOORS - roller coaster floors. Structural in question.	108-2
20. INTERIOR BASEMENT UNIT - kitchen ceiling - water damaged, missing plaster.	108-2
21. INTERIOR BASEMENT UNIT - bedroom - flooded floor, wet, unsanitary.	108-2
*22. INTERIOR BASEMENT DWELLING UNITS - overall - smoke detector - relocate outside of the bedrooms, not within.	
23. INTERIOR 1st. floor right - windows - broken sash cords.	
24. INTERIOR 1ST. FLOOR RIGHT OVERALL - roach infestation.	
25. INTERIOR 1ST. FLOOR RIGHT - living room - peeling paint - overall woodwork.	
26. INTERIOR 1ST. FLOOR RIGHT - overall - windows inoperative.	

HOUSING INSPECTION REPORT CONTINUED

27. INTERIOR 1ST. FLOOR RIGHT - bedroom - crack between ceiling and wall.
28. INTERIOR 1ST. FLOOR RIGHT - bathroom sink - unsanitary surface - worn.
29. INTERIOR 1ST. FLOOR RIGHT - bathroom floor - unsanitary.
30. INTERIOR 1ST. FLOOR RIGHT - bathroom floor - structurally in question.
31. INTERIOR 1ST. FLOOR RIGHT - bathroom tub - worn surface.
32. INTERIOR 1ST. FLOOR RIGHT - bathroom - lacks electrical outlets, check N.E.C.
33. INTERIOR 1ST. FLOOR RIGHT - bathroom - smoke detector incorrectly placed.
34. INTERIOR 1ST. FLOOR RIGHT - bedroom - torn wallpaper.
35. INTERIOR 1ST. FLOOR RIGHT - kitchen walls - sub-standard - loose plaster.
36. EXTERIOR/INTERIOR - 3rd. Floor Left - dangerous fire exit, doors, etc. 116-2
37. EXTERIOR/INTERIOR - 3rd. Floor Right - dangerous fire exit, doors, etc. 116-2

NOTE: recommend testing for lead paint - overall building.

*SMOKE DETECTORS - corrected within 24 hrs. from receipt of notice.



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: December 20, 1990

Gary Hawkes
27 Winn Road
Falmouth, ME 04105

cc: The Boulos Co.
2 City Center
Attn.: Joe Wojak
Portland, ME 04101

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 10-12 Gilman Street, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

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

Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

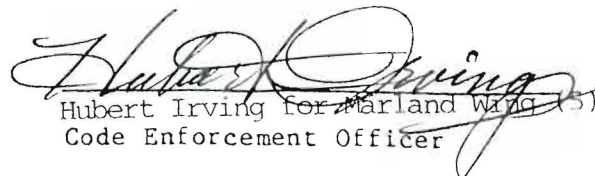
Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By: 

P. Samuel Hoffses
Chief of Inspection Services


Hubert Irving for Marland Wing (S)
Code Enforcement Officer

cc: Lt. Wallace Garroway, Fire Prevention Bureau

jmr