

CBV: 1491-J-019



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

May 5, 1987

RE: 103 Read Street

Cynthia J. & John P. Sargent, JTS  
103 Read Street  
Portland, Maine 04103

Dear Mr. and Mrs. Sargent,

During a recent inspection of the above referenced structure several major violations of the Plumbing, Electrical, Building, Fire and Environmental Health Codes of the City of Portland were found to exist. Specific violations of these various codes have been detailed in separate correspondence from the code officers involved.

Until the subject structure is brought into compliance the 1st floor, rear dwelling unit is hereby posted against occupancy. (Article V - Sect. VI - 120.2)

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

Further, plans which detail work to be done, which will correct all life safety violations and structural deficiencies in and around the structure must be filed in this office no later than May 29, 1987 along with a satisfactory schedule of work completion for same.

Failure to comply with this order will result in additional postings and restrictions on use and occupancy of said structure.

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

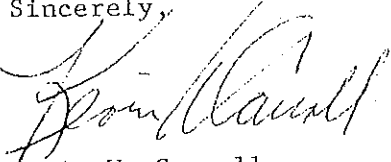
Sargent

2

5/5/87

If I can be of any assistance to you in this matter please feel free to contact me.

Sincerely,



Kevin W. Carroll  
Code Enforcement Officer

/el

cc: Joseph E. Gray Jr., Director of Planning and Urban Development  
P. Samuel Hoffses, Chief of Inspection Services  
E. R. Goodwin, Chief Plumbing Inspector  
D. Russo, Chief Electrical Inspector  
LT. James P. Collins, Fire Prevention Bureau  
F. F. Wallace C. Garroway, Fire Prevention Bureau  
David Lourie, Corporation Counsel

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

January 9, 1997

John Sargent  
103 Read Street  
Portland, Maine 04103

RE: 103 Read Street

Dear John,

A second inspection on December 6, 1996 with Merle Leary indicated that you have not complied with my initial request to correct the violations/unsafe conditions which still present and clear and present danger to the occupants and must be corrected immediately. This second inspection revealed the following additional violations/unsafe conditions which also must be corrected immediately.

### 2nd FLOOR REAR

1. Knock outs in panel missing

### 1st FLOOR FRONT

1. Junction box hanging with ROMEX
2. Illegal wall case near entry door
3. Install smoke detectors as per Fire Department and City Codes
4. Open recessed fixtures
5. Unsupported cables and wires
6. Replace broken light fixtures
7. Thermostat hanging out of wall box
8. Open junction boxes
9. Open splices
10. Exposed wiring, subject to physical damage
11. Electrocution hazard exists

### GARAGE

1. Repair and/or replace conduit and fittings feeding garage

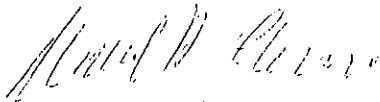
## SERVICE

1. Split up apartments so they are all on separate electric meter. Two apartments are currently on one electric meter.

ALL WORK SHALL BE COMPLETED BY A MAINE LICENSED ELECTRICIAN AND PROPER PERMITTING SHALL BE OBTAINED FROM THIS OFFICE PRIOR TO STARTING WORK.

These violations/unsafe conditions are of a serious nature and may warrant an immediate disconnection of electric service to your building and/or relocation of your tenants if corrections are not made. You must contact this office as soon as this letter is received to make arrangements to show good faith and to begin compliance. As is, your building is not safe to occupy at this time.

Sincerely,



Michael A. Collins  
Chief Electrical Inspector  
City of Portland

cc: P. Samuel Hoffses, C, Insp Svcs Div  
M. Schmuckal, Asst C, Insp Svcs Div  
Lt. McDougall, PFD  
G. Wood, Corp Counsel  
M. Leary, CEO  
Tenants

Permit No: **960634**

**PERMIT ISSUED**

Permit Issued: **JUL - 3 1996**

**CITY OF PORTLAND**

Zone: **B-3** CBL: 141-J-014

Zoning Approval: *This use has been continued*

Special Zone or Reviews:

Shoreland from 5/12/8

Wetland

Flood Zone

Subdivision

Site Plan major  minor  minor

**Zoning Appeal**

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

**Historic Preservation**

Not in District or Landmark

Does Not Require Review

Requires Review

Action:

Approved

Approved with Conditions

Denied

Date: *7/2/96*

*D. Andrews*

CEO DISTRICT **6**

Location of Construction: 103 Read St	Owner: Sargent, John & Cynthia	Phone: 773-0660
Owner Address: SAA Ptld, ME 04103	Leases/Buyer's Name:	Business Name:
Contractor Name:	Address:	Phone:
Past Use: 3-fam Legal 2-fam	Proposed Use: 3-fam	COST OF WORK: \$
		PERMIT FEE: \$ 25.00
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group: Type:
Proposed Project Description: Change Use/Legalize 3rd unit	Signature:	Signature:
	Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>	Date:
Permit Taken By: Mary Gresik	Date Applied For: 23 May 1996	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.

2. Building permits do not include plumbing, septic or electrical work.

3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *John Sargent* ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

DATE: 23 May 1996

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

April 29, 1987

Cynthia J. & John P. Sargent, JTS  
103 Read Street  
Portland, ME 04103

Re: 103 Read Street

Dear Mr. & Mrs. Sargent:

On April 27, 1987 I inspected your building with Code Enforcement Officer Carroll and Chief Electrical Inspector Russo. In the course of the inspection I observed the following violations and unsafe conditions.

1. Chimney
  - a. No cleanout door
  - b. bricks missing
  - c. bricks disintergrating
  - d. cracks
2. Cardboard improperly used as a hot air duct attached to furnace.
3. Third floor of owner's apartment locks the required smoke detector in close proximity to the sleeping area.
4. Second floor of owner's apartment front bedroom has an improperly installed Franklin type stove. Inadequate clearance from combustible surface and stove pipe not connected to the chimney thimble.
5. The first floor front hall of the owner's unit is improperly separated from the other first floor unit - inadequate type of construction of stud wall replacing a door.
6. Second floor rear apartment is served by a nonconforming outside stairway and does not have the required smoke detector.
7. The building has numerous electrical problems that have been referred to the Electrical Inspector.

The above violations and unsafe conditions must be corrected within 14 days and all required permits must be obtained before work begins. Please feel free to contact this office if you require further assistance.

Sincerely,

F.F. Wallace C. Garroway  
Fire Prevention Bureau

cc: P. Samuel Hoffses, Chief Electrical Inspector  
Kevin Carroll, Code Enforcement Officer  
Rick Russo, Electrical Inspector  
Corporation Counsel

/ksc



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F.F. Wallace C. Garroway  
Fire Prevention Bureau

cc: P. Samuel Hoffses, Chief Electrical Inspector  
Kevin Carroll, Code Enforcement Officer  
Rick Russo, Electrical Inspector  
Corporation Counsel

/ksc

This data is provided by the Assessor's Office and is current as of **Oct. 6, 2008**

CBL 141 J014001 Acct No 21106 Property Address 103 READ ST  
 Owner Name 1 SARGENT JOHN P VN VET & Property Type RESIDENTIAL Dist# 4  
 Name 2 CYNTHIA J SARGENT JTS Description 141-J-14  
 Mailing Address 103 READ ST Census 18.00  
 City, State, Zip PORTLAND ME 04103 Tract 15000 SF

R3 LCI: R  
 New View Complaint  
 Fees Property Mgmt Fees Taxes Notes  
 Scheduling View Site Plan View Inspection Print Inv. View Permit

Date/Time	Staff/Contact	Street	Parcel ID	Appl ID	Appl Type	Type
10/31/08		103 READ ST	141 J014001		Complaint	Inspection
10/01/08	Michael Collins	103 READ ST	141 J014001	12524	Complaint	Inspection
6:00 AM			From Ben wallace fire involved in 1 of units MM			
10/01/08	Tammy Munson	103 READ ST	141 J014001	12524	Complaint	Inspection
6:00 AM			From Ben wallace fire involved in 1 of units MM			
10/01/08	Mike Menario	103 READ ST	141 J014001	12524	Complaint	Inspection
6:00 AM			From Ben wallace fire involved in 1 of units MM			
05/02/05	Jonathan Reed	103 READ ST	141 J014001	50139	Prmt	Certificate of Occupancy/Final
6:00 AM			Final for porch - 773-0660 John - if not there please tag			
04/11/05	Jonathan Reed	103 READ ST	141 J014001	50139	Prmt	Footings/Setbacks
			Call John @ 773-0660			
02/08/05	Jonathan Reed	103 READ ST	141 J014001	0	Prmt	Inspection
			Deliver stop work order			
06/28/04	Arthur Rowe	103 READ ST	141 J014001	0	Dist4	Inspection
06/28/04	Jonathan Reed	103 READ ST	141 J014001	0	Dist4	Inspection

R

LCI:

R3

06/21/04	Arthur Rowe	103 READ ST	141 J014001	0	Complaint	Inspection
				This is a complaint. Old tires, junk. Arthur will go also.		
06/21/04	Jonathan Reed	103 READ ST	141 J014001	0	Complaint	Inspection
				This is a complaint. Old tires, junk. Arthur will go also.		
05/24/04	Jonathan Reed	103 READ ST	141 J014001	3469	Complaint	
	SARGENT CYNTHIA J &					
03/27/98		103 Read St	141 J014001	0	Hous	Housing Inspection
05/23/96		103 Read St	141 J014001	0	Hous	Housing Inspection

This data is provided by the Assessor's Office and is current as of **Oct. 6, 2008**

Owner Name 1	GBL 141 J014001	Acct No	21106	Property Address	103 READ ST.	LCI:	R3	Fees		New	Scheduling
Name 2	SARGENT JOHN P VN VET &	Property Type	RESIDENTIAL	Dist#:	4					View Complaint	Close
Mailing Address	CYNTHIA J SARGENT JTS	Description	141-J-14							View Inspection	Print Inv.
City, State, Zip	103 READ ST	Census Tract	15000 SF							View Site Plan	View Permit
Prop Info	Inspections	Site Plans	Permits	Complaints	Food/Water/Odor	Documents	Letters	Property Mgmt	Fees	Taxes	Notes

Date/Desc	Status	Category	Complaint
10/01/2008	Open	Housing	From Ben wallace fire involved in 1 of units MIM
(AppID: 12524)Can not re occupy w/o Licensed electrician pulling permit and review the Violations in building issues w/ deck no lags no brackets fire department hesitant about stairs etc. PFR			
05/18/2004	Closed	Taci/Trash	exterior trashy condition
(AppID: 3469)met with owner. Also went back to verify compliance. Area was in the back yard.			



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

OCT

John & Cynthia Sargent  
103 Read Street  
Portland, ME 04103

RE: 103 Read Street

July 2, 1996

Dear Mr. & Mrs Sargent,

After a further review of our files and microfiche, I have determined that the three dwelling units are legal under Zoning. The Appeals Board granted the use on 5/12/83. I now believe that this use is still in effect. However, please note that the building and the units must meet all Building Codes, Housing Codes, and Fire Prevention Codes. I will be passing on the permit that you applied for so that it can gain further review prior to issuance under the other required codes.

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

Sincerely,

Marge Schmuckal  
Zoning Administrator

OCT 7

Tracy

cc to: P. Samuel Hoffses, Chief of Code Enforcement  
Joseph Gray, Dir. of Planning & Urban Dev.  
Arthur Rowe, Code Enforcement Officer  
David Lourie, Attny



To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION . 103, Bead Street..... Fire District #1 , #2

1. Owner's name and address John P. Sargent - same..... Telephone 773-0660

2. Lessee's name and address..... Telephone.....

3. Contractor's name and address..... Telephone.....

..... No. of sheets.....

Proposed use of building 3 families..... No. families.....

Last use 2 families..... No. families.....

Material..... No. stories..... Heat..... Style of roof..... Roofing.....

Other buildings on same lot.....

Estimated contractual cost \$ 1,850.....

FIELD INSPECTOR—Mr. ....

@ 775-5451

Appeal Fees \$ 50.00

Base Fee 20.00

Late Fee .....

TOTAL \$ .....

Change of use from 2 to 3 families, with new apt on 2nd floor

Appeal sustained 5-12-83

Stamp of Special Conditions

This application is preliminary to not settled the question of zoning appeal. In the event the appeal is sustained, the applicant must furnish complete information, estimated cost and pay legal fee.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT No. 0905

Please Read Application And Notes, If Any, Attached

This is to certify that JOHN SARGENT has permission to CHANGE OF USE FROM 2 TO 3 FAMILIES, WITH ALTERATIONS AT 103 BEAD STREET

provided that the person or persons, firm or corporation accepting this permit shall comply with all provisions of the Statutes of the State of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street-line and grade if nature of work requires such information.

Notification for inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

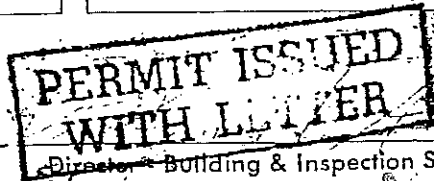
OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_



Department Name

PENALTY FOR REMOVING THIS CARD