

94 Beckett Street

3-L-3

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Arlyn T. & Sharon Vaughan  
40 Anderson Avenue  
Westbrook, Maine 04092

DU 3

CH. 3 BLK. L LOT 3

PROJECT: NCP-MS  
ISSUED: November 21, 1983  
EXPIRES: January 21, 1984

LOCATION: 94 Beckett Street

Dear Mr. & Mrs. Vaughan:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 94 Beckett St., Portland, Me. by Code Enforcement Officer Marland 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 January 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 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 of  
Planning & Urban Development

By Lyle D. Noyes  
Lyle D. Noyes  
Inspections Services Division

Marland Wing  
Code Enforcement Officer - Marland Wing (1)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Arlyn T. & Sharon Vaughan

LOCATION: 94 Beckett Street 3-L-3 MS

CODE ENFORCEMENT OFFICER: Marland Wing (1)

HOUSING CONDITIONS DATED: Nov. 21, 1983 , EXPIRES: Jan. 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.

1. CELLAR - furnaces - missing thermal cut-off switches.
2. REAR CELLAR - chimney - missing clean-out door.

SEC. (S)

114-2

108-5

NOTICE OF HOUSING CONDITIONS

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Inspections Services Division  
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SEC. (S)

114-2

108-5



REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	6-9-81	BY	Joyel	DISTRICT	Kevin
REQUEST BY	NAME	Kathleen Conville - 774-5839			
	ADDRESS	94 Beckett St.			
OWNER	NAME	Arlyn Vaughan - 854-2061			
	ADDRESS	40 Anderson St. West, Me.			
CONDITIONS	ADDRESS	94 Beckett St. - 1st Fl.			
<p style="text-align: center;"><i>bathroom</i></p> <p>2<sup>nd</sup> Floor ceiling leaking <del>from</del> through to <i>bathroom</i> 1st Floor bathroom.</p>					
COMMENTS	Std 1st Ext. 11-77				
<p style="text-align: right;"><i>6/10/81</i></p> <p style="text-align: right;"><i>Health Dept.</i></p>					
SPECIAL INSTRUCTIONS	Condition Created 6/10/81				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

LK CL - BA

INOP LI RIR BE

INOP Flush

INOP LI SW-1ST LER HA WA

INOP LI SW-1ST RE HA WA

TL Elec Splice 1ST RE HA CL



OK  
BY Addato  
DATE 8/14/80

August 5, 1980

Mr. Arlyn Vaughan  
40 Anderson Avenue  
Westbrook, Maine 04106

774-5839 Kathie Bonville 772-2261 Home  
854-2061

Re: 94 Beckett Street NCP-EE 3-L-3  
1st Floor Apartment

Dear Mr. Vaughan:

We recently received a complaint and an inspection was made by Housing Inspector Arthur Addato of the property owned by you at 94 Beckett Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

8-14 Determine reason, and correct condition that causes back-up of sewerage through sink drain, KITCHEN sink - 6-d

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 August 7, 1980.

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

Sincerely yours,  
Joseph L. Gray, Jr., Director  
Urban Development

By Lyle D. Noyes  
Lyle D. Noyes,  
Housing Code Administrator

Inspector Arthur Addato  
Arthur Addato

jmr



57240

FOR CERTIFIED MAIL

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

Re: 94 Beckett St. - Addato

SENT TO	
Mr. Arlyn Vaughan	
STREET AND NO	
40 Anderson Avenue	
P.O., STATE AND ZIP CODE	
Westbrook, Maine 04106	
POSTAGE	\$
CERTIFIED FEE	6
SPECIAL DELIVERY	6
RESTRICTED DELIVERY	6
OPTIONAL SERVICES	
RETURN RECEIPT SERVICE	
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	6
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	6
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	6
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

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.

Show to whom, date, and address of delivery.

RESTRICTED DELIVERY  
 Show to whom and date delivered.

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

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:  
 Mr. Arlyn Vaughan  
 40 Anderson Avenue  
 Westbrook, Maine 04106

3. ARTICLE DESCRIPTION:  
 REGISTERED NO. | CERTIFIED NO. | INSURED NO.  
 | 0487240 |

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE  Addressee  Authorized agent

*Arlyn T. Vaughan*

DATE OF DELIVERY  
 8-4-70

ADDRESS (Complete only if requested)

UNABLE TO DELIVER BECAUSE:

POSTMARK  
 AUG 1970

CLIENT'S INITIALS

R 670 1 1078-272-932

PORTLAND HEALTH DEPARTMENT

REQUEST FOR SERVICE

DATE RECEIVED	8-4-80	BY	B.M.	DISTRICT	Arthur
REQUEST BY	NAME	Kathleen Bonville 774-5839			
	ADDRESS	94 Beckett			
OWNER	NAME	Coryn Vaughan 854-2061			
	ADDRESS	400 Anderson Ave. Westbrook			
CONDITIONS	ADDRESS	94 Beckett St. 1st floor			

Waste water from 2nd floor enters her sink  
 3 L 3  
 8/4/80

COMMENTS

*Justified - letter sent*

CI/CT-0 9-CJ-GA 8/4/80

SPECIAL INSTRUCTIONS

DIVISION	SANITATION	HOUSING	NURSING	BY
	ROUTINE	SPECIAL	REPORT TO	DATE
	URGENT			

File

August 5, 1980

Mr. Arlyn Vaughan  
40 Anderson Avenue  
Westbrook, Maine 04106

Re: 94 Beckett Street NCP-EE 3-L-3  
1st Floor Apartment

Dear Mr. Vaughan:

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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 August 7, 1980.

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  
Urban Development

By Lyle D. Hoyes  
Lyle D. Hoyes,  
Housing Code Administrator

Inspector Arthur Addato  
Arthur Addato

jmr

November 16, 1977 ✓

Arlyn T. Vaughan  
94 Beckett Street  
Portland, Maine 04101

Dear Mr. Vaughan:

Re: 94 Beckett Street - 3-L-3  
NCP-East End  
Neighborhood Conservation

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

Congratulations are extended to you for the general conditions of your property which was found to meet the standards established by the City's Housing Code.

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  
Neighborhood Conservation

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

Inspector M. Wing  
M. Wing

vW





April 22, 1974

Mrs. Mildred M. O'Brien  
94 Beckett Street  
Portland, Maine 04101

Dear Mrs. O'Brien:                    Re: 94 Beckett Street - 3-L-3


Your property has been surveyed by the Portland Housing Inspection Division, Health Department, and has met Minimum Code Standards. Congratulations are extended to you for the general condition of your property. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

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 April 22, 1979.

If we can be of further help, please feel free to call on us.

Sincerely yours,

Arthur A. Hughson, CPH, MPH  
Health Director

By   
Chief of Housing Inspection

Inspector 

LDN:gg



City of Portland

Health Department

Housing Inspection Division

DWELLING UNIT SCHEDULE

(1) INSP. DATE

04/19/74

(2) INSP.

111

(3) FORM NO.

055

(4) TENANT'S NAME

VACANT

(5) Flr.#

1

(6) Location

(7) Ring. Tp.

D.U.

(8) #Rms

5

(9) #Peo

7 1/2

(10) #A11'd

2

(11) Slp. Rms

(12) Child Un. 10

(13) Child 1-6

(14) + Lead Survey Results

(15) Per. 60

(16) Rent Code ma

(17) Furn. NO

(18) Heat OFF

(19) Hot Water YES

(20) Dual Egs YES

(21) Ck'ng LG

(22) Lav. PL

(23) Bath PB

(24) Flush PF

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Responsible Party

Code Sect. Violated

Viol. Rem. -Date

OK

City of Portland

Health Department

Housing Inspection Division

DWELLING UNIT SCHEDULE

(1) INSP. DATE

07/19/77

(2) INSP.

111

(3) FORM NO.

055

(4) TENANT'S NAME

Mrs. Mildred O'Brien

(5) Flr.#

2

(6) Location

D.U.

9

(10) #Apt's

13 1/2

(11) Slp. Rms

6

(12) Child Un. 10

(13) Child 1-6

(14) + Lead Survey Results

(15) Rent Code

(16) Furn.

(17) Heat

(18) Hot Water

(19) Dual Eggs

(20) Ck'ng

(21) Lav.

(22) Bath

(23) Flush

NO

OFF

YES

YES

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Responsible Party

Code Sect. Violated

Viol. Rem.-Date

OK

94 BECKETT STREET  
BLOCK 3L

DEFECTS NEEDING CORRECTION

## STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Repair or replace the cracked, loose, or missing plaster on the walls of the kitchen in the 1st floor apt.
- b. Repair or replace the cracked, loose, or missing plaster on the ceiling of the dining room and living room of the 1st floor apt., and in the attic.

32

MUNJOT SOUTH Date 11-7-62

Photos  yes  no  
Proj. No.  C.I.  Ass'ts  Zone  Zone Viol   
Stories  2  RFM  ASDY  SAR  NSA  NA  ST P Com. Units  Rmg Units  Dwl. Units  2

LOCATION	94 BECKETT	COMP
OWNER AGENT		PEND
OWNER AGENT		
OWNER AGENT	CHARLES G'BRIEN	
OWNER AGENT	SAME	VTS

Occupants	Information LOC. RENT FURN. WK. 1	RMS	Occupancy								Facilities						Violations		
			PER.	ALLD	LGRS	HEAT	BATH	FLSH	K. SK	H.W.	CK'G								
1. MARY FOLEY		5																	
2. CHARLES G'BRIEN	OWNER	8																	
3.																			
4.																			
5.																			
6.																			
7.																			
8.																			

STRUCTURE RATING

### STRUCTURE SCHEDULE

**YARD**  
 WASTE & RUBBISH  
 CONTAINERS COMPLY  
 DRAINAGE  
 ZONE VIOL.

**STRUCTURE EXTERIOR**  
 STEPS, STAIRS, PORCHES  
 FOUNDATION  
 WALLS  
 WINDOWS, DOORS  
 ROOF, DRAINS  
 OUT BUILDINGS

**INFESTATION**  
 RATS  RI  DI  F  
 OTHER (SPECIFY)

**EGRESS**  
 DUAL  YES  NO  
 OBST'N

Remarks \_\_\_\_\_

**STRUCTURE INTERIOR**  
 WALL, OBST'N  
 WALL, LIGHTING  
 WALL, FLOOR WALLS CEILING  
 STAIRWAYS  
 WINDOWS, AIRSHAFT  
 ELECT. WIRING

**HEATING CENTRAL** YES:  NO:

STACKS FLUES, VENTS  
 CHIMNEY

**EQUIPMENT, REPAIR**  
 PLUMBING  
 SUPPLY LINE  
 WASTE LINE

**BASEMENT**  
 GEN'L SANIT'M  
 DAMPNESS RI 0  
 STAIRS  
 LIGHTING

**BASE DWL. UNIT**  
 MIN 7' x 3'  
 DAMPNESS RI 0  
 WINDOW 1/12 x 8"  
 DUAL EGRESS YES:  NO:

**PROHIBITED COMB'N USE**  
 ASSOC. USE HAZARD  
 HAZARDOUS VENTS

Portland Health Dept.

CS-8

Inspector T Joyce

Photos  yes  no  
 Proj. No.

Date 11-8-62

CROWDING	LOCATION <u>94 BECKETT</u>	COMP.
SANIT.	D.U. LOC.	PEND.
INFEST.	OCCPNT	
BASE D.U.	OWNER	
DET'RM	ADDRESS	VTS

**DWELLING UNIT SCHEDULE**

Occupants	Information	Occupancy	Facilities										Violations												
			LOC.	RENT	FURN.	WK. I.	RMS	PER.	ALL'D	LGRS	HEAT	BATH		FLSH	K.SK	H.W.	CK'G								
<u>MARK FOLEY</u>																									
2.																									
3.																									
4.																									

	KITCHEN	BATH	TOILET	DINING	BED	BED	BED	BED	BED	OTHER	TOTAL
OVERCROWDING 65' - 7'	<input checked="" type="checkbox"/>										
50 SLEEP'G	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
VENTILATION 1/12 x 1/2											
LIGHTING WIRING											
DET'RY WALLS	<input checked="" type="checkbox"/>										
CEILING											
WINDOWS											
DOORS											
FLOORS											

Remarks:

- 1 CRACKED
- 2 CRACKED

Portland Health Dept.

Inspector T. Long

**KITCHEN SINK & WATER**

SINK

SUPPLY & WASTE

PLBG. GEN'L

**HEATING**

STACKS, FLUES, VENTS

INT'RS VENTED, REP'N

**BATHING FACILITIES**

SHARED MAX. 4DU

RMG U. 1 PER 15

MIN. 7' STDG HT.

VENT'LN

PROPER ACCESS

PLBG

SANIT'N

**TOILET FACILITIES**

SHARED MAX. 2 DU

RMG U FLSH & LAV 1 PER 10

VENT'LN

PROPER ACCESS

PLBG

SANIT'N

**INFESTATION**

RATS  RI  DI  E

OTHER (SPECIFY)

**EGRESS**

DUAL  YES  NO

OBST'N

Photos  yes  no  
 Proj. No.

Date 11-8-62

CROWDING	LOCATION 94 BELLETT ST	COMP.
SANIT.	D.U. LOC.	PEND.
INFEST.	OCCPNT	
RASK D.U.	OWNER ASERT <i>owner</i>	
DET'N	ADDRESS	VTS

DWELLING UNIT SCHEDULE

Occupants	Information	Occupancy	Facilities					Violations									
			LOC.	RENT	FURN.	WK. I.	RMS		PER.	ALL'D	LGRS	HEAT	BATH	FLSH	K.SK	H.W.	CK'G
CHARLES H. O'BRIEN			2K	0	M	B	3	9	0	8	0	0	0	0	0	0	0
2.																	
3.																	
4.																	

	KITCHEN	BATH	TOILET	DINING	BED	BED	BED	BED	BED	OTHER	TOTAL
OVERCROWDING 65' - 7'	<	<	<	<	<	<	<	<	<	<	
SO SLEEP'G	<	<	<	<	<	<	<	<	<	<	
VENTILATION 1/12 x 1/2											
LIGHTING WIRING											
DET'N WALLS											
CRILLINGS											
WINDOWS											
DOORS											
FLOORS											

Remarks  
 1) CRACKED

- KITCHEN SINK & WATER
- SINK
- SUPPLY & WASTE
- PLB'G GEN'L
- HEATING
- STACKS, FLUES, VENTS
- HT'RS VENTED, REP'R
- BATHING FACILITIES
- SHARED MAX. 4DU
- RMG U. 1 PER 15
- MIN. 7' STDB HT.
- VENT'LN
- PROPER ACCESS
- PLB'G
- SANIT'N
- TOILET FACILITIES
- SHARED MAX. 2 DU
- RMG U FLSH & LA' 1 PER 10
- VENT'LN
- PROPER ACCESS
- PLB'G
- SANIT'N
- INFESTATION
- RATS  RI  O:  E
- OTHER (SPECIFY)
- EGRESS
- DUAL  YES.  NO
- OBST'N

Portland Health Dept.  
 CS-7

Inspector T. L. [Signature]



94 BECKETT STREET

*Housing*

[Redacted]										
[Redacted]										
[Redacted]										
[Redacted]										

C 00 ✓ 1984

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

DU 3

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

CH. 3 BLK. L LOT 3

LOCATION: 94 Beckett Street

Carroll Jones  
216 Bancroft Street  
Portland, Maine 04102

PROJECT: NCP-MS  
ISSUED: January 4, 1984  
EXPIRES: March 4, 1984

Dear Mr. Jones:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 94 Beckett Street by Code Enforcement Officer Marland 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 March 4, 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 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: Lyle D. Noyes  
Lyle D. Noyes  
Inspection Services Division

Marland Wing  
Code Enforcement Officer - Marland Wing (1)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Carroll Jones

LOCATION: 94 Beckett Street 3-L-3 MS

CODE ENFORCEMENT OFFICER: Marland Wing (1)

HOUSING CONDITIONS DATED: Jan. 4, 1984 , EXPIRES: March 4, 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. CELLAR - furnaces - missing thermal cut-off switches.
2. REAR CELLAR - chimney - missing clean-out door.

114-2  
108-5

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

DU 3

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

CH. 3 BLK. L LOT 3

LOCATION: 94 Beckett Street

Carroll Jones  
216 Bancroft Street  
Portland, Maine 04102

PROJECT: NCP-MS  
ISSUED: January 4, 1984  
EXPIRES: March 4, 1984

Dear Mr. Jones:

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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

Marland Wing  
Code Enforcement Officer / Marland Wing (1)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Carroll Jones

LOCATION: 94 Beckett Street 3-L-3 MS

CODE ENFORCEMENT OFFICER: Marland Wing (1)

HOUSING CONDITIONS DATED: Jan. 4, 1984 , EXPIRES: March 4, 1984

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SEC. (S)

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2. REAR CELLAR - chimney - missing clean-out door.

114-2  
108-5

FOR YOUR INFORMATION

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. 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. (Code 1968, §307.1)

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor 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, such person shall be subject to a penalty as provided in section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - 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 article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968 §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in section 1-15. (Code 1968, §307.24; Ord. No. 133-75, 2-19-75) (a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.)

RE: 94 Beckett Street 3-L-3 MS - OWNER: Carroll Jones, 216 Bancroft St. 04102

(1-4-84)

AS THE NEW OWNER of the above, we must inform you that SECTION 125 - RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

### NOTICE OF HOUSING CONDITIONS

DU: 3  
CHART-BLOCK-LOT - 3-L-3  
LOCATION: 94 Beckett Street

DISTRICT: 1  
ISSUED: April 9, 1991  
EXPIRES: June 9, 1991

S. & J. Enterprises  
216 Bancroft Street  
Portland, ME 04102

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 94 Beckett Street by Code Enforcement Officer Burton G. MacIsaac. 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 June 9, 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.

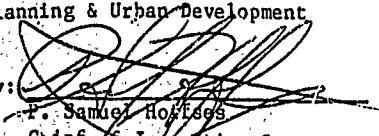
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.


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:   
F. Samuel Hoffes  
Chief of Inspection Services

  
Burton G. MacIsaac  
Code Enforcement Officer (1)

Attachments:

HOUSING INSPECTION REPORT

OWNER: S. & J. Enterprises

LOCATION: 94 Beckett St. 3-L-3

CODE ENFORCEMENT OFFICER: Burton G. MacIsaac (1)

HOUSING CONDITIONS DATED: April 9, 1991 EXPIRES: June 9, 1991

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. EXTERIOR - front chimney - missing mortar.
2. EXTERIOR - foundation - loose bricks/mortar.
3. EXTERIOR - walls overall - peeling paint.
4. INTERIOR SECOND FLOOR - hall railing - missing balusters.

SEC.(S)

6-108

6-108

6-108

6-108

NOTE: I Was unable to get into any of the three dwelling units at time of inspection. I suggest that if there are any conditions which need correcting in these apartments, that you make the repairs while doing the work on the rest of the structure.



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

### Notice of Housing Conditions FIVE YEAR INSPECTION

November 15, 1991

DU: 3  
CHART, BLOCK, LOT: 3-L-004  
LOCATION: 94 Beckett St.

District: 1  
Issued: November 15, 1991  
Expires: January 15, 1992

Carroll Jones  
216 Bancroft St.  
Portland, Maine 04102

Dear Mr. Jones:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 94 Beckett St. by Code Enforcement Officer M. Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before January 15, 1992. 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 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.

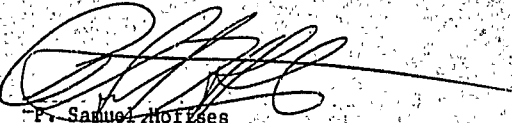
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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

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

Sincerely,

Merle Leary  
Code Enforcement Officer

  
S. P. Hoffses  
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 94 Beckett St.                      Owner: Carroll Jones  
CEO: Merle Leary  
Housing Conditions Date: November 15, 1991  
Expiration Date: January 15, 1992

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- |     |          |                                  |                            |       |
|-----|----------|----------------------------------|----------------------------|-------|
| 1.  | Interior | 1st fl. Apt. #1 Bathroom         | Missing Ventilation        | 112   |
| 2.* | Interior | Cellar                           | Friable Asbestos           | 116-1 |
| 3.  | Interior | Cellar            Flue           | Excessive Soot             | 114-1 |
| 4.  | Interior | Rear Cellar    Flue              | Missing Clean-out door     | 114-1 |
| 5.  | Interior | Cellar Ceiling                   | Missing Jct.Box Covers     | 113-5 |
| 6.  | Interior | 3rd fl Apt 3 Living room Ceiling | Leaking Condition          | 108-2 |
| 7.  | Exterior | 3rd fl Apt. 3 Rear Fire Escape   | Missing Ballusters         | 116-2 |
| 8.  | Exterior | 3rd fl Apt. 3 Rear Fire Escape   | <i>Retley</i><br>No Treads | 116-2 |

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph F. Gray Jr.  
Director

**CITY OF PORTLAND**

Date: 11/15/91

Carroll Jones  
216 Bancroft St.  
Portland, Maine 04102

Re: 94 Beckett St.  
CBL: 3--1-004

DU: 3

Dear Sir:


During a recent inspection of the property owned by you at 94 Beckett St., it was noted that smoke detectors were missing/inoperable in some locations.

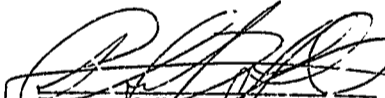
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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

Re-inspection of your property will be made in 24 hours. 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,

  
Merle Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

cc: LT. Wallace Garroway, Fire Prevention Bureau

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

August 10, 1994

S & J ENTERPRISES  
216 BANCROFT ST  
PORTLAND ME 04102

Re: 94 Beckett St  
CBL: 003- - L-003-001-01  
DU: 3

Dear Sir:

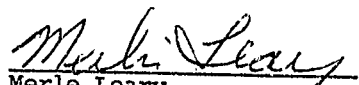
A re-inspection at the above noted property was made on July 20, 1994.


This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated November 15, 1991.

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 three years.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Marge Schmuckal  
Asst. Chief of Inspection Services

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

JULY 31, 1996

S & J ENTERPRISES  
216 BANCROFT ST  
PORTLAND ME 04102

Re: 94 BECKETT ST  
CBL: 003- - L-003-001-01  
DU: 3

Dear Sir:

We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - 2ND FLR - FRONT HALL - 108.4  
STAIRWAY HAS A BROKEN TREAD

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within thirty (30) days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

*Tammy Munson*  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

JUNE 06, 1996

**CITY OF PORTLAND**

S & J ENTERPRISES  
216 BANCROFT ST  
PORTLAND ME 04102

Re: 94 BECKETT ST  
CBL: 003 - L-003-001-01  
DU: 3

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. 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 reinspection 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 this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles 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.

Sincerely,

Marie Leary  
Code Enforcement Officer

Tammy Murison  
Code Enfc. Offr./ Field Supv.

### HOUSING INSPECTION REPORT

Location: 94 BECKETT ST  
Housing Conditions Date: JUNE 6, 1996  
Expiration Date: AUGUST 5, 1996

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- |   |        |
|---|--------|
| 1. EXT - RIGHT ROOF -<br>GUTTER IS ROTTEN   | 108.10 |
| 2. EXT - RIGHT FRONT -<br>FOUNDATION IS BRICKS & MORTAR                                   | 108.20 |
| 3. EXT - REAR - FIRE ESCAPE -<br>BALUSTERS & RAILING ARE MISSING                          | 116.20 |
| 4. EXT - REAR - FIRE ESCAPE -<br>TREAD IS BROKEN  | 116.20 |
| 5. INT - 2ND FLR - FRONT HALL<br>STAIRWAY HAS A BROKEN TREAD                              | 108.40 |
| 6. INT - REAR - CELLAR -<br>STAIRS ARE MISSING A RAILING                                  | 108.20 |
| 7. INT - FRONT - CELLAR -<br>FLOOR IS MISSING A SEWER DRAIN CAP                           | 111.40 |
| 8. INT - FRONT - CELLAR -<br>THERE IS AN ACCUMULATION OF BOXES & BAGS OF TRASH            | 109.40 |
| 9. INT - OVERALL -<br>HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

PRIORITY VIOLATIONS: #s 3, 4

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

MAY 15, 1996

**CITY OF PORTLAND**

S & J ENTERPRISES  
216 BANCROFT ST  
PORTLAND ME 04102

Re: 94 BECKETT ST  
CBL: 003- - L-003-001-01  
DU: 3

Dear Sir:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were inoperable in the apartments on the first and second floors.

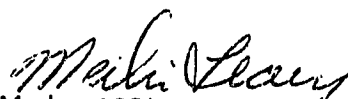
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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


Reinspection of your property will be made in twenty-four (24) hours. 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.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

JUNE 06, 1996

**CITY OF PORTLAND**

S & J ENTERPRISES  
216 BANCROFT ST  
PORTLAND ME 04102

Re: 94 BECKETT ST  
CBL: 003- - L-003-001-01  
DU: 3

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. 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 reinspection 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 this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles 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.

Sincerely,

Merle Leary  
Code Enforcement Officer

Tammy Munson  
Code Enfc. Offr./ Field Supv.

## HOUSING INSPECTION REPORT

Location: 94 BECKETT ST  
Housing Conditions Date: JUNE 6, 1996  
Expiration Date: AUGUST 5, 1996

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- |  |        |
|--|--------|
| 1. EXT - RIGHT ROOF -<br>GUTTER IS ROTTEN  | 108.10 |
| 2. EXT - RIGHT FRONT -<br>FOUNDATION IS BRICKS & MORTAR                                    | 103.20 |
| 3. EXT - REAR - FIRE ESCAPE -<br>BALUSTERS & RAILING ARE MISSING                           | 116.20 |
| 4. EXT - REAR - FIRE ESCAPE -<br>TREAD IS BROKEN   | 116.20 |
| 5. INT - 2ND FLR - FRONT HALL<br>STAIRWAY HAS A BROKEN TREAD                               | 108.40 |
| 6. INT - REAR - CELLAR -<br>STAIRS ARE MISSING A RAILING                                   | 108.20 |
| 7. INT - FRONT - CELLAR -<br>FLOOR IS MISSING A SEWER DRAIN CAP                            | 111.40 |
| 8. INT - FRONT - CELLAR -<br>THERE IS AN ACCUMULATION OF BOXES & BAGS OF TRASH             | 109.40 |
| 9. INT - OVERALL -<br>HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

PRIORITY VIOLATIONS: #'s 3, 4

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

JULY 31, 1996

S & J ENTERPRISES  
216 BANCROFT ST  
PORTLAND ME 04102

Re: 94 BECKETT ST  
CBL: 003- - L-003-001-01  
DU: 3

Dear Sir:

We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - 2ND FLR - FRONT HALL - 108.4  
STAIRWAY HAS A BROKEN TREAD

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within thirty (30) days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

*Tammy Munson*  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

M/F 9-96

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

JULY 31, 1996

S & J ENTERPRISES  
216 BANCROFT ST  
PORTLAND ME 04102

Re: 94 BECKETT ST  
CBL: 003- - L-003-001-01  
DU: 3

Dear Sir:

We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - 2ND FLR - FRONT HALL - 108.4  
STAIRWAY HAS A BROKEN TREAD

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within thirty (30) days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

*Tammy Munson*  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

M/F 9-96

Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

December 30, 1997

S & J Enterprises  
216 Bancroft St  
Portland ME 04102

Re: 94 Beckett St  
CBL: 003- - L-003-001-01  
DU: 3 (Nbr of Dwelling Units)

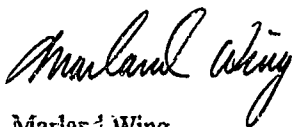
Dear Sir/Madam:

We recently received a complaint and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- |   |        |
|---|--------|
| 1. INT - 3RD FLOOR APT 3 - LIVINGROOM                                 | 108.20 |
| Ceiling paint peeling   |        |
| 2. INT - 3RD FLOOR APT 3 - LIVINGROOM & DEN                           | 114.30 |
| Inoperative electric basesboard                                       |        |
| 3. INT - ENTIRE -   | 113.50 |
| Hardwired battery backup smoke detectors are required<br>In each unit |        |

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE MATTER'S BEING FILED WITH THE CITY'S CORPORATION COUNSEL FOR LEGAL ACTIONS.

Sincerely,



Marland Wing  
Code Enforcement Officer



Tammy Munson  
Code enf. Offr./Field Supv.