

85 MORNING STREET

89

3-A-13-

WALTON



CITY OF PORTLAND

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

Mr. Joseph Difiore
85 Morning Street
Portland, Maine 04101

April 8, 1983

DU: 3

Re: 85-87 Morning St. 3-A-13 MS

Dear Mr. Difiore:

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.

FRONT EXTERIOR - chimney - missing mortar.

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. Woyes
Lyle D. Woyes
Inspection Services Division

Marland Wing
Code Enforcement Officer - Marland Wing (1)

jmr

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

3/29/88

2) INSP.

1

3) FORM NO.

4) TENANT'S NAME

5) Flr. #

1

6) Location

7) Rmg. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. Rms.

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

VIOLANT

STANDARD

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

3 29 83

2) INSP.

3) FORM NO.

4) TENANT'S NAME

Di Fiori

5) Flr. #

2

6) Location

E

7) Rmg. Tp.

DU

8) #Rms.

5

9) #Peo.

7

10) #All'd

3

11) Slip. Rms.

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

Standard

City of Portland

DWELLING UNIT SCHEDULE

2) INSP.

3) FORM NO.

1) INSP. Date

4/29/83

4) TENANT'S NAME

5) Flr. # 3

6) Location

7) Rng. Tp.

8) #Rms. 4

9) #Peo. 4

10) #All'd

11) Slip. Rms. 2

12) Child Under 10

13) Child 1-6

14) X

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

Standard

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Extension 448 - 358

June 6, 1978 ✓

Mr. Joseph Difiore
85-87 Morning Street
Portland, Maine 04101

Re: Premises located at 85-87 Morning Street, Portland, Maine NCP-EE- 3-A-13

Dear Mr. Difiore:

A re-inspection of the premises noted above was made on June 5, 1978
by Housing Inspector Wing.

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 October 13, 1977.

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 1983.

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

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

Inspector Marland Wing
M. Wing

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448 - 358

OK
DATE 6/5/78

Date January 16, 1978

Mr. Joseph DiFiore
85-87 Morning Street
Portland, Maine 04101

Re: Premises located at 85-87 Morning Street, Portland, Maine MCP-EE
3-A-13

Dear Mr. DiFiore:

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

on Dec. 16, 1977, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

Expiration time extended to

xx Notice modified as follows: Time is extended to May 1, 1978 to correct
the following exterior items that cannot reasonably be corrected during the
winter months due to weather conditions. Item # 1

Please notify this office if all violations are corrected before the above mentioned
dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

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

In Attendance:
Mr. DiFiore
M. Wing

VW

Encl.

K

NOTICE OF HOUSING CONDITIONS ✓

DU 3

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 358 - 448

Mr. Joseph Difiore
85-87 Morning Street
Portland, Maine 04101

Ch.-Bl.-Lot: 3-A-13
Location: 85-87 Morning Street
Project: NCP-East End
Issued: October 13, 1977
Expired: Jan. 13, 1978

Dear Mr. Difiore:

An examination was made of the premises at 85-87 Morning Street, Portland, Maine, by Housing Inspector Wing. 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 Jan. 13, 1978. 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 reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector M. Wing
M. Wing

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

- 4/5 ✓ ~~OVERALL TRIM - remove peeling paint. 3h~~
- ~~FIRST FLOOR~~
- ~~1. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d~~
- ~~SECOND FLOOR~~
- ~~3. KITCHEN, LIVING ROOM & DINING ROOM WINDOWS - replace missing counter balance cords - allowing window sash to remain elevated when opened. 3~~
- ~~4. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d~~
- ~~5. REAR BATHROOM WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened. 3~~
- ~~THIRD FLOOR~~
- ~~6. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d~~

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 358 - 448

Cn.-Bl.-Lot: 3-A-13
Location: 85-87 Morning Street
Project: RCP-East End
Issued: October 15, 1977
Expired: Jan. 13, 1978

Mr. Joseph DiIorio
85-87 Morning Street
Portland, Maine 04101

Dear Mr. DiIorio:

An examination was made of the premises at 85-87 Morning Street, Portland, Maine, by Housing Inspector Wing. 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 Jan. 13, 1978. 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 reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector M. Wing

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

- 6/5 1. OVERALL TRIM - remove peeling paint. 3a
- 1/16 FIRST FLOOR
- 2 BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
- 1/16 SECOND FLOOR
- 3 KITCHEN, LIVING ROOM & DINING ROOM - WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- 4 BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d
- 5 REAR BEDROOM WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- 1/16 THIRD FLOOR
- 1 BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d

We suggest you contact the City of Portland Building Inspection Department, 339 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

LOCATION 85-87 Morning Street
 PROJECT NCP-East ~~ENO~~
 OWNER Mr. Joseph DiFiore

INSPECTOR M. Wing

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>10/13/77</u>	<u>1/13/78</u>				

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

DATE 6/5/78 MW ALL VIOLATIONS HAVE BEEN CORRECTED
 Send "CERTIFICATE OF COMPLIANCE" "POSTING" RELEASE"

1/15/78 MW SATISFACTORY Rehabilitation in Progress

Time Extended To: WTX May 1, 1978

5/11/78 MW Time Extended To: OTA 30 days

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: _____

4/16/78 MW 5 violations corrected, 1 remaining remaining
5/11/78 MW Time extended to 5/1/78
6/5/78 MW Needs additional time to present trim
 all work done, send coc

INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

BB
OSL
MIL

NOTICE OF HOUSING CONDITIONS

DU: 3
CHART-BLOCK-LOT - 3-A-13
LOCATION: 85 Morning Street

DISTRICT:)
ISSUED: April 11, 1988
EXPIRES: June 11, 1988

Joseph DiFiore
85 Morning Street
Portland, Maine 04101

Dear: Mr. DiFiore:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 85 Morning 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 June 11, 1988. 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.

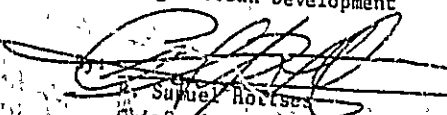
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

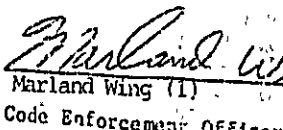
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in 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


Samuel Horsey
Chief of Inspection Services


Marland Wing (1)
Code Enforcement Officer

Attachments

HOUSING INSPECTION REPORT

OWNER: Joseph DiFiore

LOCATION: 85 Morning St. 3-A-13

CODE ENFORCEMENT OFFICER: Marland Wing (1)

HOUSING CONDITIONS DATED: April 11, 1988

EXPIRES: June 11, 1988

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. INTERIOR FRONT CELLAR - asbestos.
2. INTERIOR CELLAR - ground for electrical service.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 28, 1992

5 YEAR INSPECTION

Joseph DiFiore
85 Morning St
Portland, ME 04101

Re: 85 Morning St
CBL #: 003-A-013
DU: 3

Dear Mr. DiFiore,

You are hereby notified, as owner or agent, that an inspection was made of the above referred 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 on or before October 28, 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.

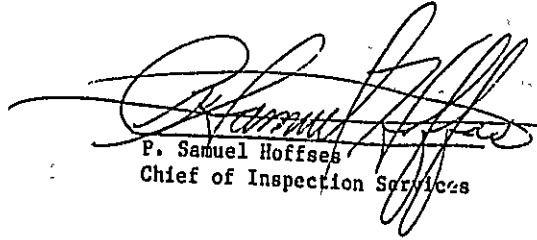
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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 residents.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 85 Morning St
Housing Conditions Date: August 28, 1992
Expiration Date: October 28, 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. Int - 3rd fl - Rear Hall Stairway - Cracked Plaster 108-4
2. Int -3rd fl/apt 3- Illegal Wiring-Livingrm thru Wall to Diningrm 113
3. Int - Cellar Flue - Excessive Soot 114-1
4. Int - Rear Cellar - Frayed Light Fixture 113

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 20, 1992

Joseph DiFiore
85 Morning St
Portland, ME 04101

Re: 85 Morning St
CBL: 003-A-013
DU: 3

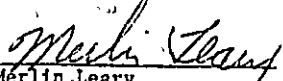
Dear Mr. DiFiore,


A re-inspection at the above noted property was made on November 19, 1992. 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 August 28, 1992.

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.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

AUGUST 14, 1997

CITY OF PORTLAND

DIFIORE JOSEPH
85 MORNING ST
PORTLAND ME 04101

Re: 85 MORNING ST
CBL: 003- - A-013-001-01
DU: 3

Dear Mr. DiFiore:

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-BACK/UP 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,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc.Offc./ Field Supv.

Inspection Service
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JUNE 27, 1996

CITY OF PORTLAND

DIFIORE JOSEPH
85 MORNING ST
PORTLAND ME 04101

Re 85 MOPNING STR
CSL 003- A 013
DU 3

DIFiore.

The Inspections Division of the Department of Planning and Urban Development has
conducted an overall inspection of the above-referred property

Violations are extended to you for the general condition of your property which was found
to be in violation of the standards established by the City's Housing Code. We did, however, note the
violations that could cause future problems

PRESENT - OVERALL -

113 50

HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Regular 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,

Merle Leary
Code Enforcement Officer

Tammy Munson
Code Enfc Offc / Field Supv