

71-73 BECKETT STREET

MUNYARD

STANDARD  
4-3503-3R



CITY OF PORTLAND

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

March 25, 1983

Mr. Joseph J. Minervino  
71 Beckett Street  
Portland, Maine 04101

DU: 3

Re: 71-73 Beckett St. 3-G-20 NCP-MS

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.

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

M. Wing  
Code Enforcement Officer - M. Wing (1)

jmr



CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND

December 15, 1978

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

Mr. Joseph J. Minervino  
71 Beckett Street  
Portland, Maine 04101

Re: Premises located at 71-73 Beckett Street, Portland, Maine NCP-EE 3-G-20

Dear Mr. Minervino:

A re-inspection of the premises noted above was made on December 11, 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 Jan. 11, 1978.

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 Dec. 1983.

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

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

Inspector Marland Wing  
M. Wing

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NOTICE OF HOUSING CONDITIONS

DU 3

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

Mr. Joseph J. Minervino  
71 Beckett Street  
Portland, Maine 04101

Ch.-Bl.-Lot: 3-G-20  
Location: 71-73 Beckett Street  
Project: NCP-East End  
Issued: January 11, 1978  
Expired: April 11, 1978

Dear Mr. Minervino:

An examination was made of the premises at 71-73 Beckett 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 April 11, 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 Marland Wing  
M. Wing

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

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

- |  |    |
|--|----|
| 1. LEFT EXTERIOR ROOF - replace worn shingles.   | 3a |
| 2. FRONT & REAR PORCH STAIRS - replace broken treads.  | 3d |
| 3. FRONT PORCH STAIRS - repair tilting risers.   | 3d |
| * 4. LEFT & RIGHT - GARAGE WALLS - repair tilting and sagging boards.  | 4e |
| <u>FIRST FLOOR</u>   |    |
| 5. LIVING ROOM & BATHROOM WINDOWS - replace missing counter balance cords allowing window sash to remain elevated when open. | 3c |
| 6. PANTRY WINDOW - replace broken glass.   | 3c |
| 7. PANTRY CEILING- remove peeling paint.   | 3b |

At the time of the survey were unable to gain access to the Third Floor Apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

\* 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.

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.

vw

NOTICE OF HOUSING CONDITIONS

DU 2

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

Mr. Joseph J. Minervino  
71 Beckett Street  
Portland, Maine 04101

Ch.-Bl.-Lot: 3-G-20  
Location: 71-73 Beckett Street  
Project: NCP-East End  
Issued: January 11, 1978  
Expired: April 11, 1978

**OK**  
DATE 12-13-78

Dear Mr. Minervino:

An examination was made of the premises at 71-73 Beckett 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 April 11, 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)
<del>4/11</del>	<del>LEFT EXTERIOR ROOF - replace worn shingles.</del>	<del>3a</del>
<del>8-11</del>	<del>FRONT &amp; REAR PORCH STAIRS - replace broken treads.</del>	<del>3d</del>
<del>12-13</del>	<del>FRONT PORCH STAIRS - repair tilting treads.</del>	<del>3d</del>
<del>12-13</del>	<del>LEFT &amp; RIGHT GARAGE WALLS - repair tilting and sagging boards.</del>	<del>4a</del>
<b>FIRST FLOOR</b>		
<del>12-13</del>	<del>LIVING ROOM &amp; BATHROOM WINDOWS - replace missing weatherstripping cords allowing wind - sash to remain closed when open.</del>	<del>3c</del>
<del>12-13</del>	<del>PANTRY WINDOW - replace broken glass.</del>	<del>3c</del>
<del>4/14</del>	<del>PANTRY CEILING - remove peeling paint.</del>	<del>3h</del>

At the time of the survey were unable to gain access to the Third Floor Apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

\* 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.

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.

VW

REINSPECTION RECOMMENDATIONS

LOCATION 41-73 Beckett St.

PROJECT NCP-East End

INSPECTOR M.W.N.G.

OWNER Mr. Joseph J. Minervino

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1/11/78</u>	<u>4/11/78</u>				

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
<u>12-13-78 MW</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	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 _____	
<u>4/14/78 MW</u> <u>4/18/78 MW</u> <u>12-13-78 MW</u>	INSPECTOR'S REMARKS: <u>Re/CO/S.P. INcomplete</u> <u>Re/CO/S.P.</u> <u>Work in progress</u> <u>Checked out on loan of program</u> <u>and finished work on their own</u>	
	INSTRUCTIONS TO INSPECTOR: _____	
	_____	
	_____	
	_____	

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

MAY 01, 1997

MINERVINO JOSEPH J JR  
71 BECKETT ST  
PORTLAND ME 04101

Re: 71 BECKETT ST  
CBL: 003- - G-020-001-01  
DU: 3

Dear Mr. Minervino:

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. EXT - REAR TRIM -<br>FLASHING IS LOOSE  | 108.10 |
| 2. INT - OVERALL -<br>HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

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.