

63 North Street

15-G-12

Henric Greenberg

MONY-1105



C.B. ✓ ✓

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 1

Department of Urban Development
Housing Inspection Division
Tel. 775-5451 - Ext. 311 - 312

Ch.-Blk.-Lot: 15-G-12
Location: 63 North Street

Greater Portland Landmarks, Inc.
165 State Street
Portland, Maine 04101

Project: NCP-MN
Issued: September 24, 1980
Expires: December 24, 1980

Attention: Mr. Robbie Whitten

Dear Sir:

As owner or agent, you are hereby notified that an examination was made of the premises at 63 North Street, Portland, Maine, by Housing Inspector Kevin Carroll. Violation of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before December 24, 1980. 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 aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

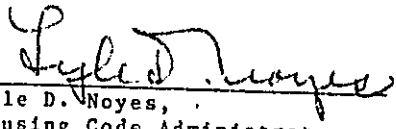
Very truly yours,

Joseph E. Gray, Jr., Director
Urban Development

Inspector


Kevin Carroll

By


Lyle D. Noyes,
Housing Code Administrator

Attachments:

jmr

63 North Street 15-G-12 NCP-MN NOHC - September 24, 1980 Con't.

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	Section(s)
1. RIGHT MIDDLE FOUNDATION - wall - replace missing bricks and mortar.	3-a
2. BATHROOM - roofing - replace missing roofing, overall.	3-a
3. RIGHT REAR PORCH - replace or repair rotted, sagging, missing decking, supports, steps and balusters.	3-d
4. OVERALL EXTERIOR - replace loose, rotted trim.	3-a
5. DOWNSPOUTS - right middle and right rear - replace missing.	3-a
6. CELLAR - chimney - clean out the chimney in cellar (excessive soot).	3-e
7. FIRST FLOOR FRONT HALL - floor - repair or replace warped flooring.	3-b
8. CELLAR - walls - overall - replace rotted, missing bricks and mortar.	3-b
9. HEATING SYSTEM - overall 1- repair inoperative heating system.	9-c
10. PLUMBING - overall - repair inoperative plumbing.	6d/6c

FIRST & SECOND FLOORS

11. PANTRY, LIVING ROOM, AND DEN - windows - replace missing parting beads.	3-c
12. SECOND FLOOR RIGHT FRONT BEDROOM - door - replace missing knob.	3-b
13. SECOND FLOOR RIGHT FRONT & LEFT MIDDLE - window - replace or repair loose sash.	3-c
14. RIGHT MIDDLE REAR BEDROOM - walls & ceiling - replace broken plaster.	3-b
15. CENTER REAR BEDROOM - skylight - replace broken glass.	3-c
16. CENTER REAR BEDROOM - wall - secure loose electrical fixture.	8-e
17. REAR BEDROOM - window - replace broken glass.	3-c
18. OVERALL SWITCHES AND OUTLETS - replace missing covers.	8-e
19. BATHROOM, KITCHEN, AND LIVINGROOM - windows - replace missing counterbalance cords allowing window sash to remain elevated when opened.	3-c
20. DINING ROOM - window - secure the loose glass by reglazing and/or replacing points.	3-c
21. SECOND FLOOR RIGHT FRONT BEDROOM - window - repair or replace loose sash.	3-c

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

jmr

PORTLAND HEALTH DEPARTMENT

REQUEST FOR SERVICE

DATE RECEIVED	6-14-78	BY	LDN	DISTRICT	Keen
REQUEST BY	NAME	Mrs Hudson - 774-0574			
	ADDRESS				
OWNER	NAME	Lena B. Ogens			
	ADDRESS	Lena B. Ogens			
CONDITIONS	ADDRESS	63 North St			
<p># 0368 5/11/78 Stairs falling down - general deterioration - Complainant feels it is dangerous.</p>					
<p>6/15/78 - CNT - Front Exterior Stairs Completely Removed during renovations under Bldg permit # 0368 - This was done to prevent illegal trespass & vandalism of does not constitute a danger or hazard in present structure.</p>					
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
	ROUTINE		SPECIAL		BY
PRIORITY	URGENT		REPORT TO		DATE

NOT JUSTIFIED

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. David Lourie, Assistant Corporation Counsel

DATE: 11-18-76

FROM: Lyle D. Noyes, Chief of Housing Inspections

SUBJECT: Request for legal action against LENA OGENS, 81 Quebec Street, Portland,
Maine - regarding 63 NORTH STREET.

FACTS CONSTITUTING VIOLATIONS:

Failure to secure condemned and posted property.

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. Posting and Secure Notice - 9-20-76
2. Reinspection - 11-16-76

Witness:

David Stevenson

September 20, 1976

Ms. Lena B. Ogens
81 Quebec Street
Portland, Maine 04101

Dear Ms. Ogens: Re: 63 North Street 15-G-12 MN ✓

As owner or agent of the property located at 63 North Street, Portland, Maine, you are hereby notified that as the result of a recent inspection, the vacant structure is hereby declared unfit for human occupancy.

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

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to 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 without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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.

Very truly yours,

David C. Bittenbender
Director - Health & Social Services

By John A. Hayes
Chief of Housing Inspections

Inspector D. Stevenson
D. Stevenson

Form 3811 Jan. 1975

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

SENDER: Complete items 1, 2, and 3. Add your address to the "RETURN TO" space provided.

1. The following service is requested (check one).

Show to whom and date delivered..... 10¢

Show to whom, date, & address of delivery.. 35¢

RESTRICTED DELIVERY.
Show to whom and date & delivered..... 65¢

RESTRICTED DELIVERY
Show to whom, date, & address of delivery 85¢

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:
REGISTERED NO. CERTIFIED NO. INSURED NO.
961532

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE Addressee Authorized agent

DATE OF DELIVERY POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: OTHER INITIALS

63-14074

U.S. POSTAL SERVICE

★ 50-105-G-561-047

October 14, 1976

Ms. Lena B. Ogens
81 Quebec Street
Portland, Maine 04101

Re: 63 North Street, Portland, Maine 15-6-12 HN

Dear Mrs. Ogens:

As owner or agent of the above referred property, you were notified on Sept. 20, 1976, to make the vacant structure safe and secure so that no danger to life or property or fire hazard shall exist thereon by boarding up all doors, windows and other openings at all levels of the structure.

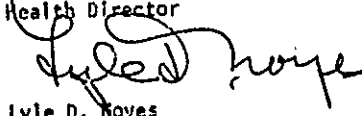
An inspection on October 15, 1976, by Housing Inspector Stevenson revealed that you have not complied with our notice.

You are hereby ordered to make the structure safe and secure as stated above on or before November 15, 1976, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

We would bring your attention to Chapter 307 of the City of Portland Municipal Code:

Section 18 - Property To Be Secured If Not Improved: In the event the owner or operator of any property which has been condemned as unfit for habitation does not proceed to make the necessary corrections to bring the property into compliance with the provisions of this ordinance, such owner or operator shall proceed to make said property safe and secure so that no danger to life or property or fire hazard shall exist.

Sincerely yours,
David C. Bittenbender
Health Director


Lyle D. Noyes
Chief of Housing Inspection.

Inspector 
D. Stevenson

LDN:rl

Failed to appear 9-20-76 for
hearing on 81 Quebec & 63 North

1dn/76

NOTICE OF HOUSING CONDITIONS ✓

DU 1

CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 775-5451 - Extension 448

Ms. Lena B. Ogens
81 Quebec Street
Portland, Maine 04101

Ch.-Bl.-Lot: 15-G-12
Location: 63 North Street
Project: MUNJOY NORTH
Issued: JULY 14, 1976
Expired: SEPT. 15, 1976

Dear Ms. Ogens:

An examination was made of the premises at 63 North Street, Portland, Maine, by Housing Inspector Stevenson. 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 SEPTEMBER 15, 1976. 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 re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

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

Sincerely yours,

David C. Bittenbender
Director
Health & Social Services

Inspector D. Stevenson

By [Signature]
Chief of Housing Inspections

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

- | | |
|---|-------|
| 1. RIGHT MIDDLE FOUNDATION - Wall - Replace missing bricks and mortar. | 3a |
| 2. BATHROOM - Roofing - Replace missing roofing, overall. | 3a |
| 3. RIGHT REAR PORCH - Replace or repair rotted, sagging, missing decking, supports, steps and ballusters. | 3c |
| 4. OVERALL EXTERIOR - Replace loose, rotted trim. | 3a |
| 5. DOWNSPOUTS - Right middle & Right Rear - Replace missing downspouts. | 3a |
| 6. CELLAR - Chimney - Clean out the chimney in cellar (excessive soot). | 3a |
| 7. 1st FL. FRONT HALL - Floor - Repair or replace warped flooring. | 3b |
| 8. CELLAR - Walls - Overall - Replace rotted, missing bricks and mortar. | 3b |
| 9. HEATING SYSTEM - Overall - Repair inoperative heating system. | 9c |
| 10. PLUMBING - Overall - Repair inoperative plumbing. | 6d/6c |

FIRST & SECOND FLOORS

- | | |
|--|----|
| 11. PANTRY - Windows - Replace missing parting beads. | 3c |
| LIVING ROOM - Windows - " " " " | 3c |
| DEN - Windows - " " " " | 3c |
| 12. 2nd FL. RIGHT FRONT BEDROOM - Door - Replace missing knob. | 3b |
| 13. 2nd FL. RIGHT FRONT & LEFT MIDDLE - Window - Replace or repair loose sash. | 3c |

CONTINUED.....

PS Form 3811, Jan. 1975

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

63-2

6

★ GPO: 1975-O-563-047

① **SENDER** Complete street 1, 2, and 3. Add your address in the "RETURN TO" space reverse.

1. The following service is requested (Check one):

- Show to whom and date delivered..... 12¢
- Show to whom, date, & address of delivery..... 33¢
- RESTRICTED DELIVERY. Show to whom and date delivered..... 65¢
- RESTRICTED DELIVERY. Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	235411	

(Always obtain a copy of address or agent)

I have received the article described above.

SIGNATURE Addressee Authorized Agent

Leah A. Co...

4. HAVE OK DELIVERY

5. POSTAGE (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

POSTMARK: JUL 27 1976

REQUEST FOR

63 North Street, continued.....

- | | | |
|-----|---|----|
| 14. | RIGHT MIDDLE REAR BEDROOM - Walls & Ceiling - Replace broken plaster. | 3b |
| 15. | CENTER REAR BEDROOM - Skylight - Replace broken glass. | 3c |
| 16. | CENTER REAR BEDROOM - Wall - Secure loose electrical fixture. | 8a |
| 17. | REAR BEDROOM - Window - Repiece broken glass. | 3c |
| 18. | OVERALL SWITCHES AND OUTLETS - Replace missing covers. | 8a |
| 19. | BATHROOM - Window - Replace missing counter balance cords allowing window | |
| | KITCHEN - Window - sash to remain elevated when opened. | 3c |
| | LIVING RM - Window - " " " " " " | 3c |
| 20. | DINING ROOM - Window - Secure the loose glass by reglazing and/or replacing | |
| | points. | 3c |
| 21. | 2nd FL. RIGHT FRONT BEDROOM - Window - Repair or replace loose sash. | 3c |

LDN:rl

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	5-27-76	BY	LEE	DISTRICT	Dawid
REQUEST BY	NAME	MRS. MARIAN HUDSON			
	ADDRESS	67 NORTH ST., CITY			
OWNER	NAME	LENA OGENS			
	ADDRESS	81 QUEBEC ST.			
CONDITIONS	ADDRESS	63 NORTH STREET			
THERE IS AN ELL SKYLIGHT IN THE BACK OF THE HOUSE THAT HAS A PANE OF GLASS SLIPPING OUT.					
<i>- ALREADY ON LIST -</i>					
COMMENTS	<i>This is probably included on your list of violations</i>				
SPECIAL INSTRUCTIONS					
VISION	SANITATION		<input checked="" type="checkbox"/>	HOUSING	NURSING
PRIORITY	<input checked="" type="checkbox"/> ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	10-4-73	BY	LL	DISTRICT	Swacey
REQUEST BY	NAME	Mr. L. Jucci			
	ADDRESS				
OWNER	NAME	Lena B. O'Connell			
	ADDRESS	81 Duval St. Portland			
CONDITIONS	ADDRESS	63 North St.			
<p>Fence leaning on sidewalk with nails sticking out of it. Dangerous for kids walking to school.</p>					
COMMENTS	10-5-73 Check constant - 11/1 - 11/1				
	* Fence has been removed 10/19/73 DS				
SPECIAL INSTRUCTIONS	Don't build up as much as a grant and leave in it. Inspection as a maintenance. Don't do it until it is really bad.				
DIVISION	SANITATION	<input checked="" type="checkbox"/>	HOUSING	NURSING position	
	ROUTINE		SPECIAL	BY	
PRIORITY	URGENT		REPORT TO	DATE	

City of Portland

Health Department

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name STUBBINS

2) Insp. Date <u>6/24</u>	3) Insp. Type <u>PE</u>	4) Proj. Code <u>MIU</u>	5) Assr's: Chart <u>12</u>	6) Bl. <u>6</u>	7) Lot <u>13</u>	8) Census: Fract	9) Blk.	10) Insp. <u>17</u>	11) Form No. <u>18</u>
12) House No. <u>52</u>	13) Sec H. No.	14) Suff.	15) Dir. Cr.	16) Street Name <u>N. W. 12TH</u>		17) St. Design. <u>S1</u>		19) Status <u>A30</u>	
18) Owner or Agent: <u>123 12345</u>								20) Bldg's Rat. <u>3</u>	
21) Address: <u>123 12345</u>								Zip Code: <u>04709</u>	
22) City and State: <u>PORTLAND ME</u>									

23) D. Units <u>1</u>	24) Occ. D. U. s <u>0</u>	25) Rm. Units <u>0</u>	26) Occ R U s <u>0</u>	27) No. Occupants <u>0</u>	28) Com'l U. <u>IND</u>	29) Bldg. Type <u>OTH</u>	30) St. Res <u>2</u>	31) Const. Mat. <u>W</u>	32) O. B. s
33) C. H. <u>EX</u>	34) Photo <u>NO</u>	35) Zoned Pci <u>RE</u>	36) Pct. Land Use <u>RES</u>	37) D. U. <u>NO</u>	38) Lks. Ad. Bth Fac <u>NO</u>	39) Disp <u>NO</u>	40) Closing Date		

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1	RE	MI	BRICKS & MORTAR		WA	WA	2	3a	
2	RE	MI	ROOFING		WA		2	3a	
3	RE/RR	RO/MI	DECORATIVE / SUPPORT / STAIRS / HANDRAILS		WA	WA	2	3d	
4	RE	CU/PA	TRIM		WA		2	3a	
5	RE	MI	DOWNSPOUTS		WA			3a	
6	CO	EX	SMOKE		WA			3a	
7	RE/RR	WA/RR	ROOFING		CF	CH	2	9c	
8	RE	RO/MI	BRICKS & MORTAR	1	FR	HA	Floor	2	3b
9	TRR	IN	HEATING SYSTEM		WA	WA	2	3b	
10	RR	IN	PUMMING		WA			9c	
								6D/6C	

City of Portland

Health Department

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

0 6 24 76

2) INSP.

1 5

3) FORM NO.

1 8

4) TENANT'S NAME

VACANT

5) Flt. #

DU

6) Location

10

7) Rng. Tp.

0

8) #Rms.

15

9) #Peo.

5

10) #All'd

11) Slip. Rms.

12) Child Under 10

13) Child 1-6

14) +Lead Survey Results

15) Rent

16) Rent Code

17) Furn.

18) Hect

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

11

RE

MI

PARTING TRAIL

W/L/DEP

WI

2

3C

12

RE

MI

KNOW

RIF

BE

DU

2

3b

13

RE/RR

LO

SASH

RIF/LEM

PE

WI

2

3c

14

RE

BR

TINSTEK

RIGHT MIRROR

BE

WA/CL

2

3b

15

RE

BR

GLASS

CENTER REAR

RE

SKEL'SH

2

3c

16

SE

LO

ELECTRICAL FIXTURE

"

"

WA

2

3c

17

RE

BR

GLASS

REAR

RE

WI

2

3c

18

RE

MI

COVER

OR

SWITCHES

1 + 2 FLOOR

2

3c

19

RE

MI

COUNTER BALANCE COIN

BR/K/L

WI

2

3c

20

RE

LO

GLASS

"

WI

2

3c

21

RE/RR

LO

SASH

2 RIF

BE

WI

2

3c

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 01, 1994

KECK LYNDON D
63 NORTH ST
PORTLAND ME 04101

Re: 63 North St
C&L: 014 - M-012-001-01
DU: 3

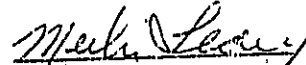
Dear Mr. Keck,

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the city every three years.

Please contact me in this office at 874-8300 X8702 between 7:00-9:00AM or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,


Merlin Leary
Code Enforcement Officer

Inspection Services
F. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 12, 1997

KECK LYNDON D
67 FIELD RD
CUMBERLAND ME 04021

Re: 63 NORTH ST
CBL: 014 - M-012-001-01
DU. 3

Dear Mr. Keck:

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".

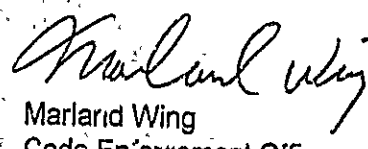
In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. A reinspection for code compliance will be made within thirty (30) days, to check on progress. If no progress has taken place, an administrative hearing may take place within forty-five (45) days. If the violations have not been corrected at the end of sixty (60) days, this matter will be referred to Corporation Counsel for legal action.

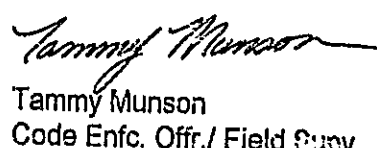
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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,


Marlarid Wing
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Surv.

HOUSING INSPECTION REPORT

Location: 63 NORTH ST

Housing Conditions Date: AUGUST 12, 1997

Expiration Date: OCTOBER 11, 1997

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 OVERALL -
TRIM HAS PEELING PAINT | 108.10 |
| 2. EXT - RIGHT -
WALL HAS PEELING PAINT | 108.10 |
| 3. EXT - RIGHT -
PORCH HAS A BROKEN LATTICE | 108.40 |
| 4. EXT - RIGHT PORCH -
DECK IS MISSING A SAFETY RAIL | 108.40 |
| 5. EXT - RIGHT PORCH -
DECK HAS BROKEN BOARDS | 108.40 |
| 6. INT - CELLAR -
CHIMNEY HAS EXCESSIVE SOOT | 108.50 |
| 7. INT - APT #2 -
STAIRWAY HAS BROKEN TREADS | 108.40 |
| 8. INT - APT #2 - KITCHEN
CEILING HAS EXPOSED WIRING | 113.50 |
| 9. INT - 3RD FLR - APT #2 - BEDROOM
WINDOWS ARE MISSING STORMS | 108.30 |
| 10. INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT
- PERMIT BY MASTER ELECTRICIAN | 113.50 |