

53-55 ATLANTIC STREET

SWANSON  
78503 SR





P 398 934 853

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Richard & Jonas Miller, Street and No. Et Als Jts.	
75 Wilson Street P.O., State and ZIP Code	
Portland, Maine 04101	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return Receipt Showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

Re: 53-55 Atlantic St. - B. MacIsaac

PS Form 3800, Feb. 1982

RE: 53-55 Atlantic St. - B. MacIsaac  
 RETURN RECEIPT REGISTERED, INSURED AND CERTIFIED MAIL

\*SENDER: Complete items 1, 2, 3, and 4.  
 Add your address in the "RETURN TO" space  
 on reverse.

(CONSULT POSTMASTER FOR FEES)

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

Show to whom and date delivered ..... —f  
 Show to whom, date, and address of delivery .. —f  
 RESTRICTED DELIVERY —f  
*(The restricted delivery fee is charged in addition to the return receipt fee.)*

TOTAL \$ \_\_\_\_\_

3. ARTICLE ADDRESSED TO:  
 Richard & Jonas Miller, Et Als Jts.  
 75 Wilson Street  
 Portland, Maine 04101

4. TYPE OF SERVICE:      ARTICLE NUMBER

REGISTERED     INSURED      934 853  
 CERTIFIED     COD  
 EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.


SIGNATURE     Addressee     Authorized agent

*Jonas Miller*

5. DATE OF DELIVERY      POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:      7a. EMPLOYEE'S INITIALS



REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	6-14-83	BY	Sam	DISTRICT	BWT
REQUEST BY	NAME				
	ADDRESS	59 Atlantic			
OWNER	NAME	David Koplow, agent			
	ADDRESS	Cor. Wilson & Atlantic 53-55			
CONDITIONS	ADDRESS	Porch falling off			
COMMENTS	Justified - repair to start 6-15, agent Delakins, letter sent.				
SPECIAL INSTRUCTIONS	Work completed OK 6-30-83				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		



**CITY OF PORTLAND**

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

**OK**  
6-30-83  
DATE

June 20, 1983

Richard & Jonas Miller, Et Als Jts.  
75 Wilson Street  
Portland, Maine 04101

Copy to Mr. David Koplow, agent  
55 Atlantic Street  
Portland, Maine

Re: 53-55 Atlantic St. 16-B-22 EE

Dear Sirs:

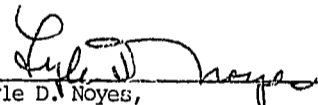
We recently received a complaint and an inspection was made by Inspector Burton MasIsaac of the property owned by you at 53-55 Atlantic Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Tilted support members - LEFT REAR PORCHES. 3-d

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before June 27, 1983.

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 of  
Planning & Urban Development

By   
Lyle D. Noyes,  
Inspection Services Division



Code Enforcement Officer - B. MacIsaac

jnr

X  
December 14, 1977

Richard and/or Jonas Miller  
75 Wilson Street  
Portland, Maine 04101

Dear Sirs:                      Re: 53-55 Atlantic Street - 16-B-22  
  Second Floor left                      EE

As owner or agent of the property located at 53-55 Atlantic Street, Portland, Maine, you are hereby notified that as the result of a recent inspection, the Second Floor Left Apartment is hereby declared unfit for human occupancy.

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

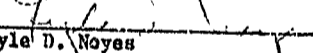
- (b) The property is lacking plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public.

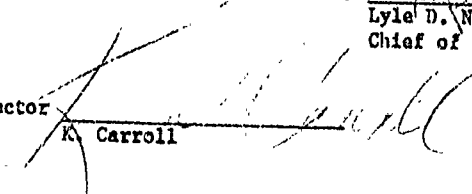
Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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  
Neighborhood Conservation

By   
Lyle D. Noyes  
Chief of Housing Inspections

Inspector   
K. Carroll

/88



1dn/76

NOTICE OF HOUSING CONDITIONS

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

Mr. Richard Miller  
75 Wilson Street  
Portland, Maine 04101

DU 7  
Ch.-Bl.-Lot 16-3-22  
Location: 53-55 Atlantic Street  
Project: General  
Issued: Sept. 13, 1976  
Expired: Nov. 15, 1976

Dear Mr. Miller:

An examination was made of the premises at 53-55 Atlantic Street, Portland, Maine by Housing Inspector Leary. 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 Nov. 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. 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.

Sincerely yours,  
David C. Bittenbender, Director  
Health & Social Services

Inspector M. Leary  
M. Leary

By [Signature]  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION(S)

- |      |                            |                   |   |    |
|------|----------------------------|-------------------|---|----|
| 1.   | RIGHT FRONT EXTERIOR WALL  | - Bricks & Mortar | - Replace missing bricks & mortar.                        | 3a |
| 2.   | LEFT REAR PORCH FLOOR      | - Boards          | - Repair or replace broken boards.                        | 3d |
|      | RIGHT REAR PORCH FLOOR     | - Boards          | - " " " "   | 3d |
| 3.   | LEFT FRONT PORCH           | - Latch As        | - Repair or replace broken latch assembly.                | 3c |
| 4.   | LEFT FRONT EXTERIOR WALL   | - Downspouts      | - Repair or replace broken, missing downspouts.           | 3a |
|      | RIGHT FRONT EXTERIOR WALL  | - Downspouts      | - " " " "   | 3a |
| *5.  | 2nd FLOOR FRONT HALL WALLS | - Plaster         | - Repair or replace broken plaster.                       | 3b |
|      | 2nd FLOOR REAR HALL WALLS  | - Plaster         | - " " " "   | 3b |
| *6.  | 3rd FLOOR FRONT HALL       | - Ceiling         | - Determine the reason and remedy the leaking conditions. |    |
| *7.  | 2nd FLOOR FRONT HALL       | - Stairway        | - Repair or replace broken plaster.                       | 3b |
| *8.  | LEFT FRONT CELLAR          | - Ceiling         | - Replace missing junction box cover.                     | 8e |
|      | LEFT REAR CELLAR           | - Ceiling         | - " " " "   | 8e |
| 9.   | RIGHT FRONT CELLAR         | - Ceiling         | - Secure electrical wiring.                               | 8e |
|      | LEFT FRONT CELLAR          | - Ceiling         | - " " " "   | 8e |
| *10. | LEFT FRONT CELLAR          | - Ceiling         | - Repair hanging, loose light fixture.                    | 8e |

CONTINUED.....

PS Form 3811, Jan. 1975

RETURN RECEIPT, REGISTERED MAIL AND CERTIFIED MAIL

**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..... 35¢
- Show to whom, date, & address of delivery.. 35¢
- 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.
	967607	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE  Addressee  Authorized agent

*Miller*

4. DATE OF DELIVERY: 9/15/76

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

53-55 Atlantic Street, continued....

FIRST FLOOR, LEFT

- |     |  |  |    |
|-----|--|--|----|
| 11. | Install heating facilities capable of providing minimum temperature of 68 degrees. |  |    |
| 12. | LIVING ROOM - Windows - Replace missing stops and sash.                            |  | 9b |
|     | BEDROOM - Windows - " " " "  |  | 3c |
| 13. | BATHROOM - Floor - Remedy the sagging conditions of floor.                         |  | 3b |
| 14. | BATHROOM - Lavatory - Install a lavatory with hot and cold running water.          |  | 6d |

SECOND FLOOR, LEFT

- |      |   |  |    |
|------|---|--|----|
| 15.  | KITCHEN - Floor - Repair the buckled boards of kitchen floor.             |  | 3b |
| 16.  | LIVING ROOM - Window - Secure glass by replacing points and/or reglazing. |  | 3c |
| *17. | RIGHT FRONT BEDROOM- Ceiling- Repair inoperative light fixture.           |  | 8a |
|      | LIVING ROOM - Ceiling - " " " "   |  | 8a |
| 18.  | BATHROOM - Windows - Replace missing stops and parting beads.             |  | 3c |
|      | PANTRY - Windows - " " " "  |  | 3c |
| *19. | BATHROOM - Sink - Repair leaking hot water faucet.                        |  | 6d |
| 20.  | PANTRY - Window - Replace missing counter-balance cords.                  |  | 3c |
| *21. | PANTRY - wall - Repair or replace broken plaster.                         |  | 3b |

FIRST FLOOR, RIGHT

- |      |   |  |    |
|------|---|--|----|
| 22.  | HALL DOOR - Latch - Replace missing latch assembly. |  | 3b |
| *23. | LIVING ROOM - Window - Replace missing glass.       |  | 3c |
| 24.  | BEDROOM - Window - Repair or replace broken frame.  |  | 3c |
|      | LIVING ROOM - Window - " " " "                      |  | 3c |
| *25. | BEDROOM - Window - Replace broken glass.            |  | 3c |

SECOND FLOOR, RIGHT

- |      |  |  |    |
|------|--|--|----|
| 26.  | LIVING ROOM - Ceiling - Replace the missing tiles.                         |  | 3b |
|      | BEDROOM - Ceiling - " " " "  |  | 3b |
| 27.  | LIVING ROOM - Window - Replace missing frame and glass.                    |  | 3c |
| 28.  | RIGHT REAR BEDRM - Window - Replace missing stops.                         |  | 3c |
|      | DINING ROOM - Window - " " " "   |  | 3c |
| *29. | LIVING ROOM - Ceiling - Replace missing junction box cover.                |  | 3e |
| 30.  | RIGHT REAR BEDRM- Window - Secure glass by replacing points and reglazing. |  | 3c |

THIRD FLOOR, OVERALL

- |      |   |  |    |
|------|---|--|----|
| *31. | MIDDLE HALL - Ceiling - Repair or replace buckled, cracked plaster.   |  | 3b |
| *32. | MIDDLE HALL - Ceiling - Remedy the leaking conditions.  |  | 3b |
|      | LEFT REAR BEDRM- Ceiling - " " " "  |  | 3b |
|      | RIGHT REAR BEDRM- Ceiling - " " " "   |  | 3b |
|      | LIVING ROOM - Ceiling - " " " "   |  | 3b |
|      | DINING ROOM - Ceiling - " " " "   |  | 3b |
| 33.  | BATHROOM - Window - Repair inoperative sash.  |  | 3c |
| 34.  | LIVING ROOM - Window - Replace missing counter balance cords allowing window sash to remain elevated when opened. |  | 3c |
|      | DEN - Window - Repair or replace broken parting bead.   |  | 3c |
| 35.  | LIVING ROOM - Window - Replace missing stops.   |  | 3c |
| 36.  | LIVING ROOM - Window - Secure glass by replacing points and reglazing.  |  | 3c |
| 37.  | LEFT FRONT BEDRM - Window - Repair loose light fixture.   |  | 8a |
| *38. | MIDDLE HALL - Fixture - Repair loose light fixture.   |  | 8a |
|      | LEFT FRONT BEDRM- Ceiling - Repair loose light fixture.   |  | 8a |
| 39.  | LIVING ROOM - Wall - Repair loose outlet.   |  | 8a |
| *40. | RIGHT REAR BEDRM - Window - Replace missing, broken glass.  |  | 3c |
|      | LEFT FRONT BEDRM - Window - " " " "   |  | 3c |

CONTINUED....

53-55 Atlantic St., continued....

(THIRD FL., OVERALL)

- 41. LEFT REAR BEDROOM- Ceiling - Remove illegal extension cord connected to light fixture.
- \*42. LEFT FRONT BEDRM - Wall - Repair or replace broken plaster. 8d
- \*43. PANTRY - Ceiling - Repair or replace broken plaster. 3b
- 44. LEFT FRONT BEDRM - Door - Repair or replace broken plaster. 3b
- \*45. KITCHEN - Window - Replace broken glass. 3b
- \*46. FRONT HALL - Ceiling - Repair or replace cracked plaster. 3c
- \*47. FRONT HALL - Ceiling - Enclose electrical wiring. 8e
- 48. LIVING ROOM - Ceiling - Replace missing tiles. 3b
- BATHROOM - Ceiling - " " " 3b
- 49. DINING ROOM - Window - Repair or replace broken stop. 3c

SECOND FLOOR, REAR

- \*50. KITCHEN - Window - Replace broken glass. 3c
- LIVING ROOM - Window - " " " 3c
- \*51. FRONT HALL - Stairway - Repair or replace broken plaster. 3b
- \*52. BATHROOM - Walls - Repair or replace broken plaster. 3b
- 53. KITCHEN - Window - Replace missing moulding. 3c
- \*54. LIVING ROOM - Ceiling - Remedy the leaking conditions. 3b
- 55. LIVING ROOM - Window - Replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- 56. REAR BEDROOM - Ceiling - Replace missing tiles. 3b
- 57. DEN - Window - Repair or replace broken stop. 3c
- 58. DEN - Windows - Secure glass by replacing points and reglazing. 3c
- 59. FRONT HALL - Floor - Repair or replace broken board. 3c

\*WHEN MAKING REPAIRS FIRST PRIORITY SHOULD BE GIVEN TO THOSE ITEMS WITH ASTERISKS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

LDN:rl

CERTIFICATE

OF

COMPLIANCE

December 10, 1971

CITY OF PORTLAND  
Health Department - Housing Division  
Tel. 774-8221 Ext. 226

Mr. Richard Miller  
53 Atlantic Street  
Portland, Maine 04101

Re: Premises located at 53 Atlantic Street, Portland, Maine

Dear Mr. Miller:

A re-inspection of the premises noted above was made on December 7, 1971  
by Housing Inspector McIsaac, of the Health Department.

This is to certify that you have complied with our request to correct the violations  
of the Municipal Codes relating to housing conditions described in our "Notice of  
Housing Conditions" dated November 4, 1971.

Thank you for your cooperation and your efforts to help us maintain decent, safe and  
sanitary housing for all Portland residents.

Very truly yours,

Arthur A. Hughson, CPH, MPH  
Health Director

by Lyle D. Royce  
Chief of Housing Inspections

Inspector Harold W. McIsaac

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 15, 1991

Richard Weare  
POB 781  
Portland, ME 04101

5 YEAR INSPECTION

Re: ~~55 Atlantic~~/75 Wilson Sts  
CBL #: 16-B-22  
DU: 6

Dear Mr. Weare

You are hereby notified, as owner or agent, that an inspection was made of the premises at 55 Atlantic St/75 Wilson Sts by Code Enforcement Officer Merle Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

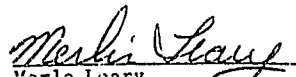
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before December 15th, 1991. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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

  
P. Samuel Hoffses  
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location:  
Owner:  
CEO  
Housing Conditions Date:  
Expiration Date:

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 - Front hall stairway - Missing Railings 108-4
2. Interior 3rd fl/Apt #5 - Front bed window - Missing counterbalance cords 108-2
- 3.\* Interior - Furnace room - Loose and hanging Romex 113-5
- 4.\* Interior - Furnace room - Missing lalley columns 108-2

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

MAY 01, 1997

WEARE RICHARD E  
PO BOX 741  
PORTLAND ME 04104

Re: 55 ATLANTIC ST  
CBL: 016- - B-022-001-01  
DU: 8

Dear Mr. Weare:

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 - LEFT - PORCH -<br>STAIRS HAVE A BROKEN TREAD               | 108.40 |
| 2. INT - 2ND FLR - REAR APT -<br>HALL STAIRS ARE MISSING A HANDRAIL | 108.40 |

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.