

67 - 67A ATLANTIC STREET

MUNSC



CHEVROLET

#8503-31

4-13-76 - 20  
TX 12-7-76 - 14  
AH 4-11-79 - 29  
FN 4-7-79 - 29  
LR 4-20-80

3668  
319

April 9, 1979

Mr. Dominic Montecalvo  
67A Atlantic Street  
Portland, Maine 04101

Dear Mr. Montecalvo Re: 67A Atlantic Street, Portland, Maine NCP-EE 16-B-19


As owner or agent of the above referred property, you were notified on April 13, 1976, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on April 4, 1979 by Housing Inspector Carroll and, as a result, you are hereby ordered to correct the violations listed below on or before May 9, 1979.


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

Inspector

  
K. Carroll

By

  
Lyle D. Noyes,  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE SECTION(S)

- |  |               |
|--|---------------|
| 1. FIRST, & SECOND FLOOR - REAR PORCHES - RAILING - repair loose railings.   | 3d            |
| <del>2. GARAGE WINDOWS - replace missing glass.</del>  | <del>4c</del> |
| 3. SECOND FLOOR FRONT HALL - CEILING - remove peeling paint.   | 3b            |
| <del>4. REAR FOUNDATION - replace missing bricks and mortar.</del>   | <del>3a</del> |
| 5. EXTERIOR TRIM - remove loose and peeling paint and make the trim weathertight and water-tight by painting or some other suitable means. | 3a            |
| 6. FIRST FLOOR REAR HALL - CEILING LIGHT - replace frayed electrical wires.  | 8e            |
| 7. FIRST & SECOND FLOORS - FRONT HALL CEILING - remove illegal electric wires.   | 8e            |
| <del>8. FIRST FLOOR REAR PORCH STAIRS - replace rotted stringer.</del>   | <del>3d</del> |
| 9. FIRST FLOOR REAR PORCH FLOOR - replace rotted decking.  | 3d            |
| <del>10. SECOND FLOOR REAR PORCH - repair or replace broken &amp; missing safety rails &amp; balusters.</del>                              | <del>3d</del> |

continued  
vw

PS Form 3811, April 1977

RETURN RECEIPT REGISTERED, INSURED AND CERTIFIED MAIL

6 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 ..... C

Show to whom, date, and address of delivery ..... C

RESTRICTED DELIVERY  
Show to whom and date delivered ..... C

RESTRICTED DELIVERY  
Show to whom, date, and address of delivery \$ .....  
(CONSULT POSTMASTER FOR FEES)

2 ARTICLE ADDRESSED TO:  
Mr. Dominic Montcalvo  
67 Atlantic St.  
Portland, Maine 04101

3. ARTICLE DESCRIPTION

REGISTERED NO	CERTIFIED NO	INSURED NO
	530391	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE  Addressee  Authorized agent

*Dominic Montcalvo*

4 DATE OF DELIVERY  
4/11/79

5 ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

POSTMARK  
APR 11 1979  
PORTLAND ME

☆GPO 1977-0-249 595

Continued - Final Notice - 4/9/79

67A Atlantic Street, Portland, Maine MCP-EE 16-B-19

11. FIRST FLOOR FRONT EXTERIOR PORCH- repair or replace rotted and broken kneewalls & railings. 3d
12. FIRST FLOOR FRONT - EXTERIOR PORCH ROOF - repair or replace rotted and broken support columns. 3d
13. FIRST FLOOR FRONT- EXTERIOR PORCH STAIRS - repair or replace rotted, broken & missing treads and decking. 3d
14. FIRST & SECOND FLOORS - REAR PORCH RAIL - replace missing baluster. 3d
15. REAR PORCH STEPS - replace broken treads. 3d

FIRST FLOOR

16. FRONT HALL CEILING & WALLS- repair broken and missing plaster. 3b
17. LEFT FRONT BEDROOM CEILING - repair broken light fixture. 8e
18. FIRST FLOOR BATHROOM CEILING - repair inoperative light fixture. 8e
19. FIRST FLOOR LEFT MIDDLE - BEDROOM CEILING- repair broken light fixture. 8e
20. KITCHEN WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c

SECOND FLOOR

21. KITCHEN WINDOW - secure glass by replacing points and/or reglazing. 3c
22. LIVING ROOM - replace broken parting bead. 3c
23. DINING ROOM WALL - remove illegal extension cord. 8e
24. KITCHEN WINDOW - replace rotted sash. 3c
25. FRONT & RIGHT FRONT CEILINGS - determine the reason and remedy the conditions causing leakage. 3b
26. " " " " - remove loose and peeling paint.. 3b
27. KITCHEN SINK- remove temporary wasteline repair. 6d
28. KITCHEN WINDOW - replace broken glass. 3c
29. LEFT REAR BEDROOM WINDOW- replace broken storm glass. 3c

CITY OF PORTLAND, MAINE  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING ✓

March 26, 1979

To: Mr. Dominic Montecalvo  
67A Atlantic Street  
Portland, Maine 04101

Re: Premises located at 67A Atlantic Street, Portland, Maine 04101 Case No. 16-B-19

Dear Mr. Montecalvo:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on April 4, 1979, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about April 13, 1976.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

Requested by  
Inspector K. Carfoll

Enclosure

*Failed to appear*



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF URBAN DEVELOPMENT

November 7, 1980

Mr. Dominic Montecalvo  
67A Atlantic Street  
Portland, Maine 04101

Re: 67 Atlantic Street 16-B-19 EE

Dear Mr. Montecalvo:

We recently received a complaint and an inspection was made by Housing Inspector Kevin Carroll of the property owned by you at 67 Atlantic Street, Portland, Maine, you are hereby ordered to correct the following substandard housing conditions:

1. Remove trash and debris from side and rear yards, and garage. 4-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, November 12, 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. Noyes  
Housing Code Administrator

Inspector Kevin Carroll

jmr

*No show for hearing  
sent FN.*

CITY OF PORTLAND, MAINE  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

March 26, 1979

To: Mr. Dominic Montecalvo  
67A Atlantic Street  
Portland, Maine 04101

Re: Premises located at 67A Atlantic Street, Portland, Maine NCP- East End 16-B-19

Dear Mr. Montecalvo:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on April 4, 1979 to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about April 13, 1976.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

Requested by K. Carroll  
Inspector  
K. Carroll

Enclosure

vw

March 26, 1979 - 67A Atlantic Street, Portland, Maine NCP-EE 16-B-19

Retaining Housing Code Violations:

1. FIRST & SECOND FLOOR-REAR PORCHES-PAILING - repair loose railings. 3d
  2. GARAGE WINDOWS - replace missing glass. 4e
  3. SECOND FLOOR FRONT HALL-CEILING- remove peeling paint. 3b
  4. REAR FOUNDATION- replace missing bricks and mortar. 3a
  5. EXTERIOR TRIM - remove loose and peeling paint and make the trim weathertight and watertight by painting or some other suitable means. 3a
  - \* 6. FIRST FLOOR REAR HALL- CEILING LIGHT- replace frayed electrical wires. 8e
  - \* 7. FIRST & SECOND FLOORS-FRONT HALL CEILING- remove illegal electric wires. 8e
  - \* 8. FIRST FLOOR REAR PORCH STAIRS- replace rotted stringer. 3d
  - \* 9. FIRST FLOOR REAR PORCH FLOOR- replace rotted decking. 3d
  - \* 10. SECOND FLOOR REAR PORCH - repair or replace broken and missing safety rails & balusters. 3d
  - \* 11. FIRST FLOOR FRONT EXTERIOR PORCH - repair or replace rotted and broken kneewalls & railings. 3d
  - \* 12. FIRST FLOOR FRONT - EXTERIOR PORCH ROOF- repair or replace rotted and broken support columns. 3d
  - \* 13. FIRST FLOOR FRONT - EXTERIOR PORCH STAIRS - repair or replace rotted, broken, & missing treads and decking. 3d
  14. FIRST & SECOND FLOORS- REAR PORCH RAIL- replace missing baluster. 3d
  15. REAR PORCH STEPS- replace broken treads. 3d
- FIRST FLOOR
16. FRONT HALL CEILING & WALLS - repair broken and missing plaster. 3b
  - \* 17. LEFT FRONT BEDROOM CEILING- repair broken light fixture. 8e
  - \* 18. FIRST FLOOR BATHROOM CEILING - repair inoperative light fixture. 8e
  - \* 19. FIRST FLOOR LEFT MIDDLE- BEDROOM CEILING- repair broken light fixture. 8e
  20. KITCHEN WINDOW- replace missing counter balance cords allowing window sash to remain elevated when opened. 3c
- SECOND FLOOR
21. KITCHEN WINDOW- secure glass by replacing points and/or reglazing. 3c
  22. LIVING ROOM - replace broken parting bead. 3c
  23. DINING ROOM WALL - remove illegal extension cord. 8e
  24. KITCHEN WINDOW - replace rotted sash. 3c
  - \* 25. FRONT & REAR CEILINGS- determine reason and remedy the conditions causing leakage. 3b
  26. " " CEILINGS- remove loose and peeling paint. 3b
  27. KITCHEN SINK- remove temporary wasteline repair. 6d
  - \* 28. KITCHEN WINDOW - replace broken glass. 3c
  - \* 29. LEFT REAR BEDROOM WINDOW - replace broken storm glass. 3c

\* 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.



Howard U. Peller, Executive Director  
Portland Rental Authority  
Gordon L. Martin, Housing Supervisor  
67-67A Atlantic Street

October 31, 1966

On October 24, 1966, we completed an inspection of the property at  
67-67A Atlantic Street. The owner has complied with the orders; and as  
of the date of the inspection, the property has become standard.

rvj

cc: William P. Cassidy, Project Director

CITY OF PORTLAND  
HEALTH DEPARTMENT  
HOUSING DIVISION



Loc. 57 A-67 Atlantic St.  
Loc w/i S  
Bldg. Fire x Elec x Otherx  
Issued December 14, 1964  
Expires January 15, 1965

Benjamin Freedman  
29 St. Lawrence St.,  
Portland, Maine

Dear Sir:

On July 1, 1963 an examination was made of the premises located  
at 29 St. Lawrence Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,  
Boris A. Vanadzin, M.D.  
Health Director

By \_\_\_\_\_  
Housing Supervisor

**VIOLATIONS & SPECIFICATIONS**

# Responsibility of Owner or Agent    \*\* Responsibility of Occupant

DETAILED DESCRIBING SPECIFICATIONS

GENERAL

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

- a. Ratchet the loose window panes, tighten the loose window sashes in all of the windows throughout the second floor apartment.
- b. Determine the reason and remedy the condition which now causes the ceiling of the front second floor apartment to show signs of leakage.
- c. Repair or replace the loose, worn, dilapidated and hazardous treads on the stairs of basement.
- d. Repair or replace the loose, worn, dilapidated and hazardous parts of the door and door frame of the bulkhead.
- e. Repair or replace the loose, cracked, or missing plaster of the walls and ceiling of the kitchen, the ceilings of the bedroom and bare room of the first floor apartment.
- f. Repair or replace the loose, cracked, or missing plaster of the walls and ceilings of the bedroom; of the walls of the kitchen, bath, and toilet of the second floor apartment.
- g. Replace the cracked window panes in the dining room, bedroom, and living room of

the second floor apartment.

H. HEAT

- a. Repair or replace the missing radiator shut-offs in the bedroom of the second floor apartment.

PLUMBING

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a. Repair or replace the tiled lavatory in the bathroom of the second floor apartment.

ELECTRICAL EQUIPMENT

Check and have repaired all defective electric wiring and electric equipment throughout the structure.

- a. Install adequate artificial illumination at the top of the basement stairway.
- b. Repair or replace the defective or loose fixture in the bedroom of the second floor apartment.

The above mentioned conditions are in violation of Chapter of 207 of the Municipal Code of the City of Portland, OR. Must be corrected on or before January 15, 1965.