



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 18, 1986

Property Management
3 Fellow Street
Portland, ME 04103

Re: 90 Atlantic St.

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 90 Atlantic Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


1. FIRST FLOOR REAR - porch - rotted boards. 108-4
2. FIRST FLOOR REAR PORCH - stairs - missing hand rail. 108-4
3. FRONT PORCH - stairs - loose treads. 108-4
4. FIRST FLOOR REAR HALL - door - missing door knob. 108-3
5. FIRST FLOOR REAR - hall - inoperative light fixtures. 113

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before May 18, 1986.

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 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Marland Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 2, 1986

Property Management
3 Fellow Street
Portland, ME 04103

Re: 90 Atlantic Street

Dear Sir:

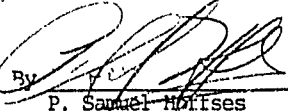
We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 90 Atlantic Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


1. BATHROOM - floor - hole. 108-2
2. KITCHEN - wall - broken receptacle. 113

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before July 2, 1986.

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 
P. Samuel Hennessey
Chief of Inspection Services


Code Enforcement Officer - Marland Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 18, 1986

Property Management
3 Fellow Street
Portland, ME 04103

Re: 90 Atlantic St.

Dear Sir:

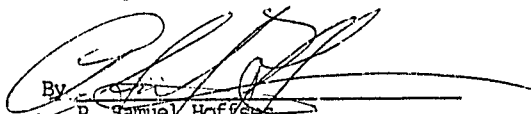
We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 90 Atlantic Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

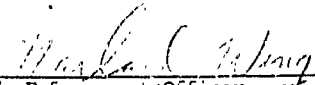
- ~~5-18-1.~~ FIRST FLOOR REAR - porch - rotted boards. 108-4
- ~~5-18-2.~~ FIRST FLOOR REAR PORCH - stairs - missing hand rail. 108-4
- ~~5-18-3.~~ FRONT PORCH - stairs - loose treads. 108-4
- ~~5-18-4.~~ FIRST FLOOR REAR HALL - door - missing door knob. 108-3
- ~~5-18-5.~~ FIRST FLOOR REAR - hall - inoperative light fixtures. 113

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before May 18, 1986.

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 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Marland Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 6, 1986

Property Management
3 Fellow Street
Portland, ME 04103

Re: 88-90 Atlantic Street

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 88-90 Atlantic Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FRONT PORCH - stairs - loose treads. 108-4
2. FRONT EXTERIOR - doors - missing glass. 108-3
3. FRONT HALL - stairway - missing balusters. 108-4
- * 4. FIRST & SECOND FLOOR FRONT HALL - walls - inoperative light fixtures. 113
5. THIRD FLOOR HALL - window - missing sash and glass. 108-3
6. FIRST FLOOR REAR HALL - door - missing knob. 108-3

FIRST FLOOR LEFT

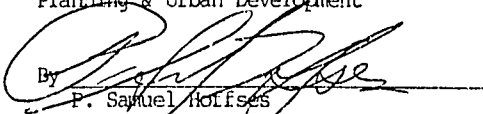
- * 7. KITCHEN - ceiling - missing light fixture. 113
8. KITCHEN - window - missing glass. 108-3
9. CUPBOARD - door - broken hinge.
10. FRONT/REAR DOORS - panels - broken. 108-3
- *11. BATHROOM - wall - inoperative light fixture. 113
12. CLOSET - door - missing knob. 108-3
13. BEDROOM - window - missing glass. 108-3
14. BATHROOM - wall - hole in baseboard. 108-2
15. BATHROOM - floor - hole in tile and baseboard. 108-2

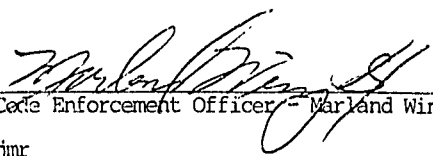
The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before Items #1 to #6, October 20, 1986 and remainder of items, November 6, 1986.

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


P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Marland Wing (1)

jmr



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

October 6, 1986

Property Management
3 Fellow Street
Portland, ME 04103

Re: Smoke Detectors

Dear Sir:

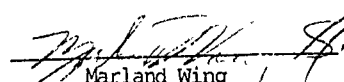
During a recent inspection of the property owned by you at 88-90 Atlantic Street, it was noted that smoke detectors were missing in the following areas:

First Floor Left Apt. - no smoke detector.

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

 Code Enforcement
Officer (1)
Marland Wing

cc: Lt. James Collins, Fire Prevention Bureau

jmr

Letter of Defects

Property Management
3 Fellow St
Portland, Me. 04103

Loc: 88-90 Atlantic St

1. Loose Treads Front porch stairs 108-4
2. Missing glass front exterior doors 108-3
3. Missing balusters front hall stairway 108-4
- * 4. Inoperative light fixtures 1st & 2nd Fl front hall walls 113
5. Missing Sash & glass 3rd Floor hall window 108-3
6. Missing knob 1st Floor rear hall door, 08

* items 14 days

30 days other items
Missing

88-90 ATLANTIC STREET

Property Management
3 Fellow St
Portland, Me. 04103

LOC: 88-90 Atlantic St.

No smoke detector 1st floor
left apt.

10 days

Mulling

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

Date: November 19, 1986

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

George W. and/or Pauline H. Lane
42 Pine Point Road
Scarboro, Maine 04074

NOV 22 1986

Re: Premises located at 88-90 Atlantic St. 16-D-2

Dear Mr. and/or Mrs. Lane:

A violation of the premises noted above was noted on November 13, 1986
by Code Enforcement Officer Kevin Carroll in accordance with the following survey:

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 February 16, 1986.

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 the existing housing inventory, it shall be the policy of the Department to inspect each residential building at least once every five years. Although the property is subject to inspection at any time during the five-year period, the next regular inspection of this property is scheduled for November 1986.

Sincerely yours,

Joseph E. Gray, Jr., Director of
Planning and Urban Development

By Lyle D. Voyes
Lyle D. Voyes
Inspection Services Division

Kevin Carroll
Code Enforcement Officer - Carroll (2)

jm

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 340

Mr. & Mrs. John R. Mingori/Frank Morris, Agent
1385 Congress Street
Portland, ME 04102

DU 5

CH. 16 BLK. D LOT 8

LOCATION: 88-90 Atlantic St.

PROJECT: District 1
ISSUED: March 18, 1987
EXPIRES: May 18, 1987

Dear Mr. & Mrs. Mingori:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 88-90 Atlantic 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 May 18, 1987. 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 any other Article of the City Code.

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

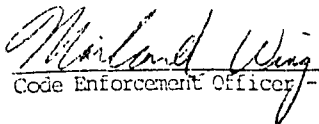
Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 

P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Marland Wing (1)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: John R. Mingori/Frank Morris, Agent LOCATION: 88-90 Atlantic St. 16-D-8

CODE ENFORCEMENT OFFICER: Marland Wing (District 1)

HOUSING CONDITIONS DATED: March 18, 1987 EXPIRES: May 18, 1987

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.

	<u>SEC.(S)</u>
1. EXTERIOR FIRST FLOOR LEFT MIDDLE - porch - broken safety rail.	108-4
2. EXTERIOR FIRST FLOOR REAR - porch - missing balusters.	108-4
3. EXTERIOR THIRD FLOOR REAR - porch - rotted treads.	108-4
4. EXTERIOR FIRST FLOOR FRONT - porch - loose treads.	108-4
5. EXTERIOR FIRST FLOOR FRONT - door - missing glass.	108-3
6. INTERIOR FIRST, SECOND, THIRD FLOORS - front hall walls - missing plaster.	108-2
* 7. INTERIOR SECOND, THIRD FLOORS - front halls - missing balusters and railing.	108-4
8. INTERIOR SECOND FLOOR - front hall - missing light fixture.	113
9. INTERIOR FIRST FLOOR FRONT BATHROOM - floor - rotted board and missing tile.	108-2
10. INTERIOR FIRST FLOOR FRONT APARTMENT - bathroom ceiling - missing tile.	108-2
11. INTERIOR FIRST FLOOR FRONT LIVING ROOM - closet door - missing knob.	108-3
12. INTERIOR FIRST FLOOR FRONT BEDROOM - ceiling - missing.	108-3
13. INTERIOR FIRST FLOOR APARTMENT - doors - broken panels.	108-3
14. INTERIOR FIRST FLOOR FRONT APARTMENT BATHROOM - tub - buckled formica.	108-2
15. INTERIOR FIRST FLOOR REAR BATHROOM - floor - missing tiles.	108-2
16. INTERIOR FIRST FLOOR REAR BATHROOM - tub - buckled formica.	108-2
17. INTERIOR FIRST FLOOR REAR BATHROOM/KITCHEN - ceiling - sagging tile.	108-2
18. INTERIOR FIRST FLOOR REAR KITCHEN - window - broken glass.	108-3
19. INTERIOR FIRST FLOOR REAR KITCHEN - baseboard heat - missing cover.	114-2
20. INTERIOR FIRST FLOOR REAR KITCHEN - wall - broken switch cover.	113
21. INTERIOR FIRST FLOOR REAR LIVING ROOM - door - missing knob.	108-3
22. INTERIOR SECOND FLOOR REAR KITCHEN - cupboard - missing door's.	108-3
23. INTERIOR SECOND FLOOR FRONT BATHROOM - lavatory - missing.	111-1
24. INTERIOR SECOND FLOOR FRONT BATHROOM - tub wall - hole.	108-2
25. INTERIOR SECOND FLOOR FRONT LIVING ROOM - window - missing glass.	108-3
26. INTERIOR THIRD FLOOR BATHROOM - floor - hole.	108-2
27. INTERIOR THIRD FLOOR BATHROOM - floor - missing tiles.	108-2
28. INTERIOR THIRD FLOOR KITCHEN - wall - broken paneling.	108-2
29. INTERIOR THIRD FLOOR KITCHEN - baseboard heat - missing cover.	114-2
30. INTERIOR THIRD FLOOR KITCHEN - door - hole.	108-2
31. INTERIOR THIRD FLOOR KITCHEN - floor - hole.	108-2
32. INTERIOR THIRD FLOOR KITCHEN - wall - broken receptacle.	113
33. INTERIOR THIRD FLOOR KITCHEN - wall - missing switch cover.	113

*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.

CITY OF PORTLAND
INSPECTION SERVICES DIVISION -- HOUSING INSPECTION SCHEDULE

Insp. Date: 3/14/97 Complaint X 5 year Fire Inspector's Name M. Wing Dist. 1

Property Address: 88-90 Atlantic St C-B-L: 16-D-8 Legal Units: Exist. Units: 5 Stories: 5

Owner, or Agent MR. & MRS. John R. Mingori / agent FRANK MORRIS Stand. 1st: N.O.H.C. ✓ L.O.D.
Address: 1385 Congress St
Portland, Me. 04102

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X		1	2	LEM	Porch BR/Safety Rail	108-4
2	X		1	2	RE	" MI/Balusters	"
3	X		3	2	RE	" RO/Treads	"
4	X		1		FR	" LO/Treads	"
5	X	3	1		FR	Door MI/GLASS	108-3
6	2	X	1/2/3		FR/HALL	MI/PL/WA'S	108-2
* 7		X	2/3		FR/HALL	MI/BAL'S & Railing	108-4
8		X	2		FR/HALL	MI/Light Fixture	108-2 113
9		X	1	FR	BATH ROOM Floor	Rotted Board & MI Tile	108-2
10		X	1	FR	" Ceiling	MI/Tile	108-2
11		X	1	FR	TV	MI Knob closet door	108-3
12		X	1	"	Bedroom	MI/GL	108-3
13		X	1	"	Doors	BR/Panels	108-3
14		X	1	"	Tub	Unclad Furnica	108-2
15		X	1	RE	BA / FL	MI/Tiles / F	108-2

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: _____ Complaint 5 year Fire _____ Inspector's Name _____ Dist. _____

Property Address: 8990 Atlantic St C-B-L: _____ Legal Units: _____ Exist. Units: _____ Stories: _____

Owner or Agent _____ Stand. Ist: _____ N.O.H.C. _____ L.O.D. _____
Address _____

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
16.		X	1	Re	BA Tub	Buckled Formica	108-2
17.		X	1	Re	BA/KI/CL	SAG/Tile	108-2
18.		X	1	Re	KI WI	DR GL	108-3
19.		X	1	Re	KI Baseboard	Heat/MI COVER	114-2
20.		X	1	Re	KI WA	BR Switch cover	113
21.		X	1	Re	LI DO	MI Knob	108-3
22.		X	2	Re	KI Cupboard	MI doors	
23.		X	2	FR	BA Lav	MI	111-1
24.		X	2	FR	BA Tub WALL	Hole	108-2
25.		X	2	FR	LI WI	MI GL	108-3
26.		X	3		BA FL	Hole	108-2
27.		X	3		BA FL	MI Tiles	108-2
28.		X	3		KI WA	BR Paneling	108-2
29.		X	3		KI Baseboard	Heat/MI COVER	114-2
30.		X	3		KI Door	Hole	108-2
31.		X	3		KI FL	Hole	108-2

P 032 224 151

Re: 88-90 Atlantic St. - M. Wing. Housing

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Frank Morris, Agent Mr. & Mrs. John R. Mingori	
Street and No 1385 Congress St.	
P.O., State and ZIP Code Portland, ME 04102	
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	

PS Form 3800, Feb. 1982
* U.S.G.P.O. 1984-446-014

PS Form 3811, July 1988 (47-848)

SENDER: Complete items 1, 2, 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. Show to whom, date and address of delivery.
 2. Restricted Delivery.

3. Article Addressed to:
 Mr. & Mrs. John R. Mingori/Frank
 Morris, Agent
 1385 Congress St.
 Portland, ME 04101

4. Type of Service:	Article Number
<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail	224 151

Always obtain signature of addressee or agent and
DATE DELIVERED

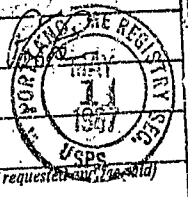
5. Signature - Addressee
 X *Permed*

6. Signature - Agent
 X

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)

Re: 88-90 Atlantic St. - M. Wang - Housing



DOMESTIC RETURN RECEIPT

PS Form 3811, July 1983 447-945

SENDER: Complete items 1, 2, 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult Postmaster for fees and check box(es) for service(s) requested.

1. Show to whom, date and address of delivery.
 2. Restricted Delivery.

3. Article Addressed to:
 Mr. & Mrs. John Mingori
 37 School Street
 Byfield, MASS 01922

4. Type of Service:	Article Number
<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input checked="" type="checkbox"/> COD <input type="checkbox"/> Express Mail	224 152

Always obtain signature of addressee or agent and
DATE DELIVERED:

5. Signature - Addressee
 X *John A. Mingori*

6. Signature - Agent
 X

7. Date of Delivery

8. Addressee's Address (ONLY if restricted and fee paid)

88-90 Atlantic St. - M. Mingori - Housing

DOMESTIC RETURN RECEIPT





CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 29, 1987

Mr. & Mrs. John R. Mingori/Frank Morris, Agent
1385 Congress Street
Portland, ME 04102

cc: Mr. & Mrs. John R. Mingori
37 School Street
Byfield, MASS 01922

Re: 88-90 Atlantic Street 16-D-8

Dear Sir:

As owner or agent of the property located at 88-90 Atlantic Street,
Portland, Maine, you are hereby notified that as the result of a recent (inspection or
~~view~~), the Entire Building (is or are) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the 1st. Fl. Front, 2nd. Fl. Front and 2nd.
Fl. Rear, Apt. #5

and (it or they) is/are to be kept vacant so long as the following conditions continue
to exist thereon. You are ordered to commence legal eviction proceedings no later than
immediately.

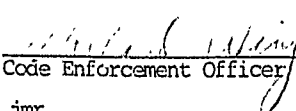
Article V - 120 - The property is damaged, decayed, deteriorated, insanitary
and unsafe (or vermin infested) in such a manner as to
create a serious hazard to the health, safety and general
welfare of the occupants or the public.

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.

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 


Code Enforcement Officer - Marland Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 29, 1987

Lynn Farnham
1st. Floor Front
88-90 Atlantic Street
Portland, ME 04101

Re: 88-90 Atlantic Street 16-D-8
1st. Floor Front

Dear Ms. Farnham:

A recent inspection by Code Enforcement Officer Marland Wing of the 1st. Fl. Front Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. & Mrs. John R. Mingori/ Frank Morris, Agent has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By _____
P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - M. Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 29, 1987

Kelley Dow
2nd. Floor Front
88-90 Atlantic Street
Portland, ME 04101

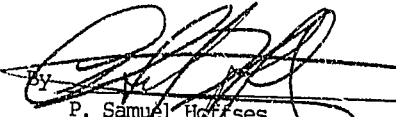
Re: 88-90 Atlantic Street 16-D-8
2nd. Floor Front


Dear Ms. Dow:

A recent inspection by Code Enforcement Officer Marland Wing of the 2nd. Floor Front Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. & Mrs. John R. Mingori/ Frank Morris, Agent has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer M. Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 29, 1987

Sharon Scott
2nd. Floor Rear
Apartment #5
88-90 Atlantic Street
Portland, ME 04101

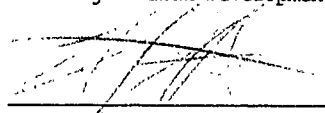
Re: 86-90 Atlantic Street 16-D-8

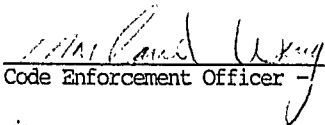
Dear Ms. Scott:

A recent inspection by Code Enforcement Officer Marland Wing of the 2nd. Fl. Rear, Apartment #5 you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. & Mrs. John R. Mingori/ Frank Morris, Agent has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - M. Wing (1)

jmr



CITY OF PORTLAND

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

June 10, 1987

Mr. John R. Mingori
37 School Street
Byfield, MASS. 01922

cc: Frank Morris
1385 Congress Street
Portland, ME 04102

Re: 88-90 Atlantic St. 16-D-8

Dear Mr. Mingori:

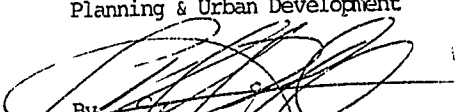
As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before June 16, 1987.

If you have any questions regarding this action, you may contact this office by calling 775-5451, Ext. 311 or 346.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development


By _____
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer M. Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Date: February 24, 1989

Mr. & Mrs. John R. Mingori/Frank Morris, Agent
1385 Congress Street
Portland, ME 04102


Dear Sirs:


This is to inform you, as owner or agent of the property located
at 88-90 Atlantic Street, Portland, Maine, that we have
released the (apartment(s)) or property from posting.

Therefore, you may rent the (apartment or structure) to others or occupy it
yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,
Joseph E. Gray, Jr., Director
Planning & Urban Development


By P. Samuel Hoffses,
Chief of Inspection Services


Marland Wing C.E.O.

jmr



CITY OF PORTLAND

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

June 10, 1987

Mr. John R. Mingori
37 School Street
Byfield, MASS. 01922

cc: Frank Morris
1385 Congress Street
Portland, ME 04102

Re: 88-90 Atlantic St. 16-D-8

Dear Mr. Mingori:

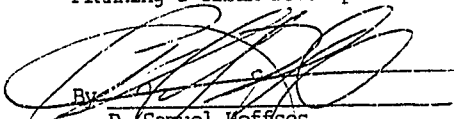
As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

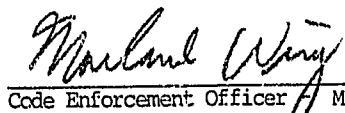
You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before June 16, 1987.

If you have any questions regarding this action, you may contact this office by calling 775-5451, Ext. 311 or 346.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development


By: P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer M. Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 29, 1987

Mr. & Mrs. John R. Mingori/Frank Morris, Agent
1385 Congress Street
Portland, ME 04102

cc: Mr. & Mrs. John R. Mingori
37 School Street
Byfield, MASS 01922

Re: 88-90 Atlantic Street 16-D-8

Dear Sir:

As owner or agent of the property located at 88-90 Atlantic Street,
Portland, Maine, you are hereby notified that as the result of a recent (inspection ~~of~~
~~for~~), the Entire Building (is or are) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the 1st. Fl. Front, 2nd. Fl. Front and 2nd.
Fl. Rear, Apt. #5

and (it or they) is/are to be kept vacant so long as the following conditions continue
to exist thereon. You are ordered to commence legal eviction proceedings no later than
immediately.

Article V - 120 - 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.

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 _____

Code Enforcement Officer - Marland Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 29, 1987

Lynn Farnham
1st. Floor Front
88-90 Atlantic Street
Portland, ME 04101

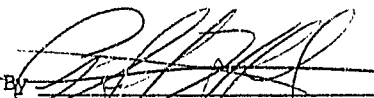
Re: 88-90 Atlantic Street 16-D-8
1st. Floor Front

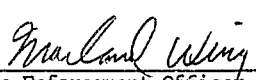
Dear Ms. Farnham:

A recent inspection by Code Enforcement Officer Marland Wing of the 1st. Fl. Front Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

Mr. & Mrs. John R. Mingori/
The owner/agent, Frank Morris, Agent has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - M. Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 29, 1987

Kelley Dow
2nd. Floor Front
88-90 Atlantic Street
Portland, ME 04101

Re: 88-90 Atlantic Street 16-D-8
2nd. Floor Front

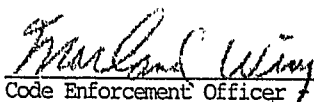
Dear Ms. Dow:

A recent inspection by Code Enforcement Officer Marland Wing of the 2nd. Floor Front Apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. & Mrs. John R. Mingori/ Frank Morris, Agent has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer M. Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 29, 1987

Sharon Scott
2nd. Floor Rear
Apartment #5
88-90 Atlantic Street
Portland, ME 04101

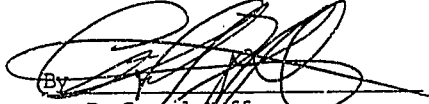
Re: 88-90 Atlantic Street 16-D-8

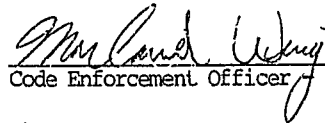
Dear Ms. Scott:

A recent inspection by Code Enforcement Officer Marland Wing of the 2nd. Fl. Rear, Apartment #5 you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. & Mrs. John R. Mingori/ Frank Morris, Agent has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer M. Wing (1)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 30, 1987

Mr. & Mrs. John R. Mingori
c/o Frank Morris
1385 Congress Street
Portland, ME 04102

Re: 38-90 Atlantic Street 16-D-8

Dear Mr. & Mrs. Mingori:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 88-90 Atlantic St., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- 4-2-87 VACANT 2. SECOND & THIRD FLOOR FRONT HALL - stairway - missing balusters & handrail. 108-4
- 2. KITCHEN - wall - missing receptacle covers - THIRD FLOOR APT.. 113 (Some covered)
- 3. THIRD FLOOR APT. - BATHROOM - floor - hole. 108-2
- 4. THIRD FLOOR APT. - no smoke detector.
- 5. THIRD FLOOR APT. - KITCHEN - wall - hole. 108-2
- BR. PANELS 1ST FL APT doors. 108-3

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before February 9, 1987.

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 Samuel Torres
Chief of Inspection Services

Marland Wing
Code Enforcement Officer - Marland Wing (1)

jmr



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

January 30, 1987

Mr. & Mrs. John R. Mingori
c/o Frank Morris
1385 Congress Street
Portland, ME 04102

Re: Smoke Detectors

Dear Mr. & Mrs. Mingori:

During a recent inspection of the property owned by you at 88-90 Atlantic Street, it was noted that smoke detectors were missing in the following areas:

2/2/87 ~~THIRD FLOOR APARTMENT - no smoke detector.~~

25 M.R.S.A. §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

Marland Wing, Code Enforcement
Marland Wing Officer (1)

cc: Lt. James Collins, Fire Prevention Bureau

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 6, 1986

Property Management
3 Fellow Street
Portland, ME 04103

Re: 88-90 Atlantic Street

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 88-90 Atlantic Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- 1. ~~FRONT PORCH~~ - stairs - loose ~~treads~~ 108-4 *Broken / MISSING 2-19-87 (Loose)*
- 1-14 ~~FRONT EXTERIOR~~ - doors - missing glass. 108-3
- 4-23 ~~FRONT HALL~~ - stairway - missing balusters. 108-4 *ON Hinges*
- 10-27 ~~FIRST & SECOND FLOOR FRONT HALL~~ - walls - inoperative light fixtures. 113
- 10-27 ~~THIRD FLOOR HALL~~ - window - missing sash and glass. 108-3
- 10-27 ~~FIRST FLOOR REAR HALL~~ - door - missing knob. 108-3

FIRST FLOOR LEFT

- 10-24 ~~7.~~ KITCHEN - ceiling - missing light fixture. 113
- 10-24 ~~8.~~ KITCHEN - window - missing glass. 108-3
- 10-7-86 ~~9.~~ CUPBOARD - door - broken hinge.
- 10-24 ~~10.~~ FRONT/REAR DOORS - panels - broken. 108-3
- 10-24 ~~11.~~ BATHROOM - wall - inoperative light fixture. 113
- 10-24 ~~12.~~ CLOSET - door - missing knob. 108-3
- 10-24 ~~13.~~ BEDROOM - window - missing glass. 108-3
- 10-24 ~~14.~~ BATHROOM - wall - hole in baseboard. 108-2
- 10-24 ~~15.~~ BATHROOM - floor - hole in tile and baseboard. 108-2

VACANT
12-31/86

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before Items #1 to #6, October 20, 1986 and remainder of items, November 6, 1986.

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 *[Signature]*
P. Samuel Hoffses
Chief of Inspection Services

[Signature]
Code Enforcement Officer - Marland Wing (1)

jmr



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

October 6, 1986

Property Management
3 Fellow Street
Portland, ME 04103

Re: Smoke Detectors

Dear Sir:

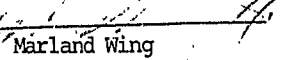
During a recent inspection of the property owned by you at 88-90 Atlantic Street, it was noted that smoke detectors were missing in the following areas:

~~12-2-86 First Floor Left Apt. no smoke detector.~~

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

 Code Enforcement
Marland Wing Officer (1)

cc: Lt. James Collins, Fire Prevention Bureau

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 2, 1986

Property Management ~~115-654~~
3 Fellow Street
Portland, ME 04103

Re: 90 Atlantic Street

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 90 Atlantic Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. ✓ BATHROOM - floor - hole. 108-2
2. ✓ KITCHEN - wall - broken receptacle. 113

*MI Re 3rd fl. Det. Not working
hole in KE floor.*

*Outlet covers missing,
No det. 7th fl. HPT.*

*1/14/87 MI Bal's + SRW FR INT PO
MI Rec. cover RI WA 3rd fl*

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before July 2, 1986

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

P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Marland Wing (1)

jmr



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

April 16, 1987

RE: 90 Atlantic Street

Mr. & Mrs. John Mingori
37 School Street
Byfield, Mass. 01922

Dear Mr. & Mrs. Mingori,

On April 16, 1987 I inspected the building owned by you at 90 Atlantic Street after a complaint was received through Capt. Wyman of Ladder One, stationed on Munjoy Hill. The building is in extremely poor condition. Among other problems, the most serious and life threatening problems are listed below:

1. Both front and rear hallways are unprotected vertical openings with no rated doors;
2. The front hall and stairway have numerous and large areas of plaster broken out;
3. Several of the unrated interior doors have panels broken out and would not serve as even a minimal smoke or fire barrier;
4. The front door of the building is not secured and tenants report that vagrants are coming in and living in parts of the building that are not rented i.e. 3rd floor apartment and 1st floor rear apartment;
5. The rear hall at the 2nd floor level is totally blocked with stored items;
6. On the 1st floor level, I observed an apartment "closet" that is actually an entryway closed off by a single layer of paneling only;
7. Tenants complained of water dripping through the first floor ceiling onto an electrical junction box;
8. 2nd floor tenant pointed out wires sticking out of an uncovered switch or outlet box. Items #7 and #8 are being referred to the City Electrical Inspector;
9. The bannister for the front hall & stairs has been vandalized and is totally gone at the second and third floor level; and,
10. The 1st floor front apartment has a disconnected smoke detector.

John Mingori

2

4/16/87

These violations and deficiencies must be corrected immediately. Please contact this office no later than April 22, 1987 to discuss your plans to remedy the problems that exist in this building. This matter will be turned over to Corporation Counsel if you do not come forward with plans by this time. Please feel free to contact this office at (207) 775-5451 Ext. 354 or by mail at Fire Headquarters, 109 Middle Street, Portland, Maine 04101 if we may be of further assistance.

Sincerely,



F.F. Wallace C. Garroway, Jr.
Fire Prevention Bureau

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Marland Wing, Code Enforcement Officer
Corporation Counsel
Derick Russo, City Electrical Inspector

BB
BSL
m.F.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: February 24, 1989

DU: 5

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Mr. & Mrs. John R. Mingori/Frank Morris, Agent
1385 Congress Street
Portland, ME 04102

RE: Premises located at 88-90 Atlantic Street 16-D-8

Dear Sirs:

A re-inspection of the premises noted above was made on February 1, 1989
by Code Enforcement Officer Marland Wing.


This is to certify that you have complied with our request to correct the
violation(s) of the Municipal Code relating to housing conditions as
described in our "Notice of Housing Conditions" dated March 18, 1987.

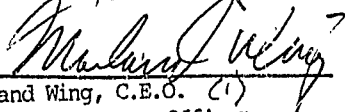
Thank you for your cooperation and your efforts to help us maintain decent,
safe and sanitary housing for all Portland residents.

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 February 1994.

Sincerely yours,

Joseph E. Cray, Jr., Director,
Planning & Urban Development

By 
Samuel Hoffses,
Chief of Inspection Services


Marland Wing, C.E.O. (1)
Code Enforcement Officer

jmrc

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Mr. & Mrs. John R. Mingori/Frank Morris, Agent
1385 Congress Street
Portland, ME 04102

DU 5

CH. 16 BLK. D LOT 8

LOCATION: 88-90 Atlantic St.

PROJECT: District 1
ISSUED: March 18, 1987
EXPIRES: May 18, 1987

Dear Mr. & Mrs. Mingori:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 88-90 Atlantic 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 May 18, 1987. 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 any other Article of the City Code.

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

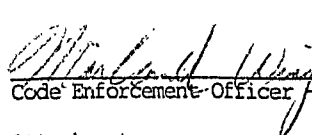
Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 

P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer / Marland Wing (1)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: John R. Mingori/Frank Morris, Agent LOCATION: 88-90 Atlantic St. 16-D-8

CODE ENFORCEMENT OFFICER: Marland Wing (District 1)

HOUSING CONDITIONS DATED: March 18, 1987 EXPIRES: May 18, 1987

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.

	<u>SEC. (S)</u>
1. EXTERIOR FIRST FLOOR LEFT MIDDLE - porch - broken safety rail.	108-4
2. EXTERIOR FIRST FLOOR REAR - porch - missing balusters.	108-4
3. EXTERIOR THIRD FLOOR REAR - porch - rotted treads.	108-4
4. EXTERIOR FIRST FLOOR FRONT - porch - loose treads.	108-4
5. EXTERIOR FIRST FLOOR FRONT - door - missing glass.	108-3
6. INTERIOR FIRST, SECOND, THIRD FLOORS - front hall walls - missing plaster.	108-2
* 7. INTERIOR SECOND, THIRD FLOORS - front halls - missing balusters and railing.	108-4
8. INTERIOR SECOND FLOOR - front hall - missing light fixture.	113
9. INTERIOR FIRST FLOOR FRONT BATHROOM - floor - rotted board and missing tile.	108-2
10. INTERIOR FIRST FLOOR FRONT APARTMENT - bathroom ceiling - missing tile.	108-2
11. INTERIOR FIRST FLOOR FRONT LIVING ROOM - closet door - missing knob.	108-3
12. INTERIOR FIRST FLOOR FRONT BEDROOM - ceiling - missing.	108-3
13. INTERIOR FIRST FLOOR APARTMENT - doors - broken panels.	108-3
14. INTERIOR FIRST FLOOR FRONT APARTMENT BATHROOM - tub - buckled formica.	108-2
15. INTERIOR FIRST FLOOR REAR BATHROOM - floor - missing tiles.	108-2
16. INTERIOR FIRST FLOOR REAR BATHROOM - tub - buckled formica.	108-2
17. INTERIOR FIRST FLOOR REAR BATHROOM/KITCHEN - ceiling - sagging tile.	108-2
18. INTERIOR FIRST FLOOR REAR KITCHEN - window - broken glass.	108-3
19. INTERIOR FIRST FLOOR REAR KITCHEN - baseboard heat - missing cover.	114-2
20. INTERIOR FIRST FLOOR REAR KITCHEN - wall - broken switch cover.	113
21. INTERIOR FIRST FLOOR REAR LIVING ROOM - door - missing knob.	108-3
22. INTERIOR SECOND FLOOR REAR KITCHEN - cupboard - missing door's.	108-3
23. INTERIOR SECOND FLOOR FRONT BATHROOM - lavatory - missing.	111-1
24. INTERIOR SECOND FLOOR FRONT BATHROOM - tub wall - hole.	108-2
25. INTERIOR SECOND FLOOR FRONT LIVING ROOM - window - missing glass.	108-3
26. INTERIOR THIRD FLOOR BATHROOM - floor - hole.	108-2
27. INTERIOR THIRD FLOOR BATHROOM - floor - missing tiles.	108-2
28. INTERIOR THIRD FLOOR KITCHEN - wall - broken paneling.	108-2
29. INTERIOR THIRD FLOOR KITCHEN - baseboard heat - missing cover.	114-2
30. INTERIOR THIRD FLOOR KITCHEN - door - hole.	108-2
31. INTERIOR THIRD FLOOR KITCHEN - floor - hole.	108-2
32. INTERIOR THIRD FLOOR KITCHEN - wall - broken receptacle.	113
33. INTERIOR THIRD FLOOR KITCHEN - wall - missing switch cover.	113

*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.

REINSPECTION RECOMMENDATIONS

LOCATION 88-90 Atlantic St.

PROJECT NUP EF

INSPECTOR M. Wong

OWNER John Mingari

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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" _____
	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 _____
3/20/97	INSPECTOR'S REMARKS: <u>sent copies to owner in Mass, by Fed 0122</u>
	INSTRUCTIONS TO INSPECTOR: _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 7, 1993

Mr. Edward Walsh
147 Deepwood Drive
Portland, Maine 04102

Re: 90 Atlantic Street
CBL: 16-D-8
DU: 5

Dear Sir,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent fire, the first and second floor rear apartments, and the third floor apartment in the building is hereby declared unfit for human occupancy.


The above mentioned apartments are to be kept vacant so long as the following conditions continue to exist thereon.

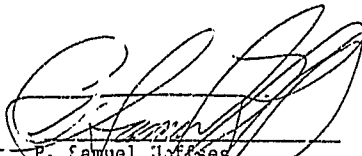
Article v Section 6-120

(2) Properties which lack plumbing, ventilating, lighting or 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 apartments without the written consent of the Health Officer or his/her agent.

Sincerely,


Merle Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

/el

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 10, 1992

WALSH EDWARD & KAREN M JTS
PO BOX 9739 STE 1160
PORTLAND ME 04104

Re: 90 Atlantic St
CBL: 016- - D-008-001-01
DU: 5

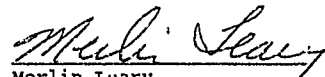
Dear Mr. & Mrs. Walsh,

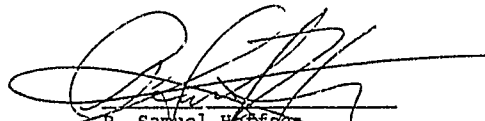
This is to inform you, as owner or agent of the property located at the above referred address, that we have released the entire building from posting.

Therefore, you may rent this structure to others or occupy them yourself.

If any additional information is desired, visit or call this office.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 15, 1994

WALSH EDWARD & KAREN M JTS
PO BOX 9739 STE 1180
PORTLAND ME 04104

Re: 90 Atlantic St
CBL: 016- - D-008-001-c1
DU: 5

Dear Mr. & Mrs. Walsh,

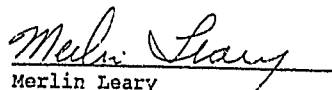
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referenced property.

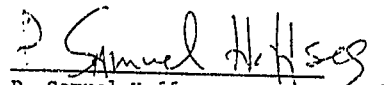
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffas
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

NOVEMBER 12, 1996

CITY OF PORTLAND

WALSH EDWARD & KAREN M
PO BOX 9739 STE 1180
PORTLAND ME 04104

Re: 90 ATLANTIC ST
CBL: 016- - D-008-001-01
DU: 5

Dear Mr. & Mrs. Walsh:

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. 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 reinspection 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 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,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 90 ATLANTIC ST

Housing Conditions Date: November 12, 1996

Expiration Date: January 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 - FRONT - 108.50
CHIMNEY IS MISSING BRICKS & MORTAR
2. INT - 2ND FLR - REAR HALL 113.50
WALL IS MISSING RECEPTACLE COVER
3. INT - CELLAR - 108.40
STAIRWAY NEEDS A HANDRAIL
4. INT - CELLAR - STAIRWAY 113.50
WALL HAS LOOSE WIRING
5. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT