

43

ST. LAWRENCE STREET

MINI SO.

CERTIFICATE
OF
COMPLIANCE

November 20, 1979 ✓

CITY OF PORTLAND

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

Evangelista Donatelli
43 St. Lawrence Street
Portland, Maine 04101

Re: Premises located at 43 St. Lawrence Street, Portland, Maine NCP-EE 16-X-12.

Dear Mr. Donatelli:

A re-inspection of the premises noted above was made on 11/5/79
by Housing Inspector Carroll.

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 10/28/77.


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 November 1984.

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

Inspector


K. Carroll


Lyle D. Noyes,
Chief of Housing Inspections

dlc

NOTICE OF HOUSING CONDITIONS

DU 3

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

Evangelista Donatelli
43 St. Lawrence Street
Portland, Maine 04101

Ch.-Bl.-Lot. 16-F-12
Location: 43 St. Lawrence Street
Project: NCP-East End
Issued: October 28, 1977
Expires: Jan. 28, 1978

*LA verified 2/16/78
Lundgren*

Dear Mrs. Donatelli:

An examination was made of the premises at 43 St. Lawrence Street, Portland, Maine, by Housing Inspector Carroll. 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 Jan. 28, 1978. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

Very truly yours,
Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector K. Carroll

By Lyle D. Noyes
Chief of Housing Inspections

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

- ~~1. OVERALL EXTERIOR WALL - replace loose & buckled shingles.~~ 3c
- ~~2. FIRST FLOOR LEFT EXTERIOR PORCH - repair broken sidewall.~~ 3d
- ~~3. LEFT MIDDLE EXTERIOR FOUNDATION - replace loose and missing mortar.~~ 3a
- ~~* 4. LEFT MIDDLE CELLAR FLOOR - enclose exposed fuel feed line.~~ 9c
- ~~* 5. MIDDLE CELLAR SUDSEY - repair or replace loose, missing & deteriorating brick and mortar.~~ 3c
- ~~6. RIGHT ROOF - PORCH - repair or replace broken fascia molding.~~ 3a
- ~~* 7. THIRD FLOOR REAR WALL WALL - repair or replace broken & missing plaster.~~ 3b
- ~~* 8. THIRD FLOOR REAR WALL WALL - repair loose electric light fixture.~~ 8a
- ~~As an energy conservation measure, we suggest you install insulation.~~
- FIRST FLOOR
- ~~9. BATHROOM WINDOW - repair loose sash.~~ 3c
- ~~10. BATHROOM TUB & FLUSH TOILET - correct the condition at the fixture that causes a cross connection at the bathtub and flush toilet.~~ 6d
- ~~11. BATHROOM SINK - repair leaking faucet.~~ 6d
- ~~* 12. DINING ROOM WINDOW - replace broken glass.~~ 2c

continued
vv

ued

43 St. Lawrence Street, Portland, Maine NCP-East End 16-F-12 10/28/77

FIRST FLOOR CONT.

- ~~13. DINING ROOM WINDOW~~ - repair loose sash.
~~14. RIGHT FRONT & RIGHT REAR BEDROOM WINDOWS~~ - repair loose sashes. 3c
~~15. RIGHT FRONT BEDROOM WINDOW~~ - replace broken storm glass. 3c
3c

SECOND FLOOR

16. ~~BATHROOM TUB & FLUSH TOILET~~ - correct the condition at the fixture that causes a cross connection at the bathtub & flush toilet.
~~17. LEFT FRONT BEDROOM CEILING~~ - repair sagging, & cracked plaster. 6d
~~18. LEFT FRONT BEDROOM WINDOW~~ - replace broken storm glass. 3b
3c

THIRD FLOOR

- ~~19. BATHROOM WINDOW~~ - replace broken counterbalance cords allowing window sash to remain elevated when opened.
~~20. BATHROOM TUB & FLUSH TOILET~~ - correct the condition at the fixture that causes a cross connection at the flush toilet. e 3c
~~21. BATHROOM SINK~~ - repair leaking faucet. 6d
~~22. BATHROOM WALL~~ - repair inoperative electric light fixture. 6d
~~23. LIVING ROOM & DINING ROOM WINDOWS~~ - repair loose sash. 8a
~~24. DINING ROOM~~ - install at least one duplex outlet (electrical). 3c
~~25. RIGHT FRONT BEDROOM WINDOW~~ - repair or replace broken sash. 8b
~~26. RIGHT FRONT BEDROOM WINDOW~~ - replace broken counter balance cords allowing window sash to remain elevated when opened. 3c
~~27. RIGHT FRONT BEDROOM WINDOW~~ - secure loose glass. 3c
~~28. RIGHT REAR BEDROOM WALL~~ - repair inoperative electric light fixture. 8a

* 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.

B1 GWS 3RD RIF WI

~~RE~~ 3RD AIR PD WIS

LO UTILITY DROP LINES LEM EX W.A

OK 28 57 L.H.R.
FOR 1ST
53 Movement
123 for 5/28

RECOMMENDATION ONE

PROJECT Connell

43 St. Lawrence
PROJECT MS
OWNER Donitelli

NOTICE OF -DUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
10/28/77	1-28-78				

A full inspection was made of the above premises and I recommend the following action:

DATE 11-15-78 OK ALL VIOLATIONS HAVE BEEN CORRECTED OK
Send "CERTIFICATE OF COMPLIANCE" OK "POSTING RELEASE" _____

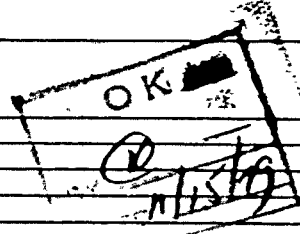
SATISFACTORY Rehabilitation in Progress

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 _____

INSPECTOR'S REMARKS:

8-9-77 OK Re/CO/ET - must work complete - referred back to Rehab
for Completion OK
11-15-78 OK Re/CO/ET all violation corrected under
NCP - send COCP OK

INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

January 24, 1984

Mr. Evangelista Donatelli
43 St. Lawrence Street
Portland, Maine 04101

Re: Smoke Detectors

Dear

During a recent inspection of the property owned by you at 43 St. Lawrence Street, it was noted that smoke detectors were missing in the following areas:

First Floor
Second Floor
Third Floor

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

Marland Wing
Marland Wing, Code Enforcement
Officer (1)

cc: Lt. James Collins, Fire Prevention Bureau

jmr

43-ST LAWRENCE STREET

HOUSING



C 33-652

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. Evangelista Donatelli
109 Congress Street
Portland, Maine 04101

DU 3

C. 16 BLK. F LOT 12

LOCATION: 43 St. Lawrence St.

PROJECT: NCP-MS
ISSUED: April 19, 1984
EXPIRES: June 19, 1984

Dear Mr. Donatelli:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 43 St. Lawrence St. 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 June 19, 1984. 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 it's 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 Hoff
Chief of Inspection Services


Code Enforcement Officer - Marland Wing (1)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Evangelista Donatelli

LOCATION: 43 St. Lawrence St. 16-F-12 MS

CODE ENFORCEMENT OFFICE: Marland Wing (1)

HOUSING CONDITIONS DATED: April 19, 1984 , EXPIRES: June 19, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE 7 OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC. (S)

1. SECOND FLOOR EXTERIOR PORCH - window - broken glass.
2. SECOND FLOOR EXTERIOR PORCH - window - missing glass.

108-3
108-3

FIRST FLOOR

No smoke detector letter sent.

SECOND FLOOR

No smoke detector letter sent.

3. LIVING ROOM - wall - missing light fixture.
4. LEFT MIDDLE BEDROOM - wall - missing plaster.
5. LEFT FRONT BEDROOM - ceiling - missing plaster.

113
108-2
108-2

THIRD FLOOR

No smoke detector letter sent.

6. KITCHEN - sink - broken handle.
7. BATHROOM - wall - inoperative light fixtures.
8. LEFT BEDROOM - leaking radiator valve.

111-3
113
114-2

City of Portland

No S.M. Det Litter sent

Housing Inspection Division

INSP DATE

DWELLING UNIT SCHEDULE

INSP

FORM NO.

TENANTS NAME										FLR. #	LOCAT'ON	RMG. TP.	#RMS.	#PEO.	#ALL'D	SLPRM.
Child Un. 10	Child 1 - 6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush				

KITCHEN	CODE	BATHROOM	CODE
() Plaster - L, C, M, - Ceiling/Walls	3(b)	() Plaster - L, C, M - Ceiling/Walls	3(b)
() Windows - loose, broken glass, glaze	3(c)	() Window - loose, broken glass, glaze	3(c)
() Sash/Frames - broken, missing, worn	3(c)	() Sash/Frames - broken, missing, worn	3(c)
() Floor - loose, worn, dam., buckled	3(b)	() Floor - loose, worn, dam., buckled	3(b)
() Doors - Knob/lk - missing - Panels/Frames dam.	3(b)	() Door - knob/lk - missing - Panels/Frames dam.	3(b)
() Counter/Stor. Space Yes No	-	() Toilet - knob - brkn, loose, leaks, Seat, 1'se crkd.	6(d)
() Sink - chipped, cracked, leaks	6(d)	() Lavatory - chipped, crkd, leaks, trap leaks	6(d)
() Range - improper stack, flue, vent	3(e)	() Bathtub/Shower - leaks cross connection	6(d)
() Refrigerator Space Yes No	-	() Ventilation Yes No	7
() Plumbing (a) 6(a) Water Supply Hot Cold	6(c)	() Plumbing (b) 6(a) Water Supply, Hot Cold	6(c)
() Electrical (a)	-	() Electrical (b)	-
() Sanitation (a)	-	() Sanitation (b)	-

LIVING ROOM	CODE	DINING ROOM	CODE
() Plaster - L, C, M, - Ceiling/Walls	3(b)	() Plaster - L, C, M - Ceiling/Walls	3(b)
() Windows - loose, broken, glaze	3(c)	() Windows - loose, broken, glaze	3(c)
() Sash/Frames - broken, missing, worn	3(c)	() Sash/Frames - broken, missing, worn	3(c)
() Floor - loose, worn, damaged	3(b)	() Floor - loose, worn, damaged	3(b)
() Door - knob/lk - missing - Panels/Frames dam.	3(b)	() Doors - Knobs/lk - missing, Panels/Frames dam.	3(b)
() Electrical (c)	-	() Electrical (d)	-
() Sanitation (c)	-	() Sanitation (d)	-

Bedrooms and/or other rooms	Code
() Plaster - L, C, M - Ceiling/Walls	3(b)
() Windows - Loose, broken, glaze	3(c)
() Sash/Frames - broken, missing, worn	3(c)
() Floors - loose, worn, damaged	3(b)
() Door - knobs/lk - missing - Panels/Frames dam.	3(b)
() Electrical (e)	-
() Sanitation (e)	-
() Clothes Closet Yes No	-

Plumbing	Electrical	Sanitation - Vermin O R

REMARKS:

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE

1/26/89

2) INSP.

3) FORM NO

4) TENANT'S NAME

Ma 7 Kern

5) Flr # 2

6) Location DU

12) Child Under 10 13) Child 1-6 14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Exit Egress

21) Ck'ng

22) Lav

23) Bath

24) Flu

Viol No

Remedy

Cond

Violation

Location

Room Type

Area Type

Resp Party

Code Sect Violated

Violation Rem.-Date

3
4
5

MI
MI
MI

Light fixture
Plaster
Plaster

LI
LEM Br
LEF Br

WA
WA
CL

2
2
2

11B
108-2
108-2

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

1) INSP DATE

No Detects DWELLING UNIT SCHEDULE
Letter sent

2) INSP

3) FORM NO.

4) TENANT'S NAME

5) Flr #

6) Location

7) Rm. To

8) #Rms

9) #Beds

10) #All's

11) SI

12) Child

13) Child

14)

15) Rent

16) Rent

17) Furn.

18) Heat

19) Hot

20) Dual

21) Ck'ng

22) Lav

23) Bath

24) Flu

Under 10

1-6

Code

Viol

No

Remedy

Cond

Violation

OFF

Location

Room

Type

Area

Type

Resp

Party

Code Sect

Violated

Violation

Rem. Date

6

BR

Handls

K.I.

SK

2

111-3

7

Inv.

Light Fixtures

BA

WA

2

113

8

Le

Radiator Valve

LEF

BE

2

114-2



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

January 24, 1984

Mr. Evangelista Donatelli
43 St. Lawrence Street
Portland, Maine 04101

Martini
Elec. 774-5829
col' R. McKern

Re: Smoke Detectors

Dear

During a recent inspection of the property owned by you at 43 St. Lawrence Street, it was noted that smoke detectors were missing in the following areas:

~~First Floor~~
Second Floor *NA Remod.*
~~Third Floor~~

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

REINSPECTION RECOMMENDATIONS

INSPECTOR M. Wing

LOCATION 43 St. Lawrence St
PROJECT NCP MS
OWNER Evangelista Donatelli

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
1/24/84	2/7/84				

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 _____	
7/5/84 MM	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____	

INSPECTOR'S REMARKS:

1/30/84 MM Hand delivered Notice to Congress
Street tailor shop

2/16/84 MM Contacted tenants No Detectors
yet. Went down to tailor shop + talked
with Mr. Donatelli he said Mancini Electric would
be installing them next Monday. Hard wired.

2-27-84 MM I talked with Mancini's son he verified story.
2/27/84 MM Talked with Mancini Electric they said
it was scheduled for Tomorrow or Wed. this

3-5-84 MM Checked 1st fl. & 3rd floor TDU's, NOT INSTALLED yet.

INSTRUCTIONS TO INSPECTOR: ~~1 & 3~~
3/8/84 NW 1 & 3rd fl. apt. smoke detector
were installed.

SMOKE DETECTOR INVESTIGATION REPORT
CITY OF PORTLAND

3-5-84

File

An inspection was made of the following:

1. Address of Building: 43 St. Lawrence Street
2. Name of Owner: MR. Evangelista: Donatelli

- a. Proof of Ownership (e.g. personally known to Inspector, Assessor's record listing, etc.)

admitted by owner (I hand delivered Notice of 10-day letter at 109 Congress St tailor shop.)

3. Address of Owner (if different from #1):

Sherwood St, Portland,

4. Description of Building:

- a. No. of stories: 3
- b. No. of units: 3
- c. Owner occupied: No
- d. No. and locations of closed corridors and hallways: *N/A*

5. Summary of Deficiencies:

*No SMOKE DETECTORS IN:
1st. FLOOR, Dwelling Unit.
2nd " " "
3rd " " "*

6. Date of Initial Inspection and Name of Inspector:

Marland Wing

7. Date of Warning Letter (if sent):

Hand delivered in MR. Donatelli's Hands 1-30-84

8. Date of Reinspection (if done) and Name of Inspector:

2-16-84 / 2-27-84 / 3-5-84 Marland Wing

9. Name of Tenants, if known:

Apt. No. Tel. No.

<i>Bertley MulKern</i>	<i>2</i>	<i>773-6795</i>
<i>Raymond Carter 2, 2 children</i>	<i>3</i>	<i>775-1629</i>
<i>1st fl. 2 children</i>		

10. Name and Addresses of Potential Witnesses:

*Tenants & myself
Marland Wing*

SMOKE DETECTOR INVESTIGATION REPORT

CITY OF PORTLAND

25 M.R.S.A. §2464 requires that the owner of the following buildings install, or have installed, an approved smoke detector upon or near the ceiling in areas within, or giving access to, bedrooms in:

1. single-family homes completed after January 1, 1982;
2. each apartment in a multi-family building, except an apartment occupied by the owner; and
3. each closed corridor or hallway on each floor of a multi-apartment building more than 3 stories in height.



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

January 24, 1984

Mr. Evangelista Donatelli
43 St. Lawrence Street
Portland, Maine 04101

Mancini
Elec. 774-5829

Re: Smoke Detectors

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First Floor
Second Floor
Third Floor

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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

SMOKE DETECTOR INVESTIGATION REPORT
CITY OF PORTLAND

3-5-84

An inspection was made of the following:

1. Address of Building: 43 St. Lawrence Street
2. Name of Owner: MR. Evangelista - Donatelli
 - a. Proof of Ownership (e.g. personally known to Inspector, Assessor's record listing, etc.)
admitted by owner (I hand delivered Notice of 10-day letter at 109 Congress St. tailor shop.)
3. Address of Owner (if different from #1):
Sherwood St, Portland.
4. Description of Building:
 - a. No. of stories: 3
 - b. No. of units: 3
 - c. Owner occupied: NO
 - d. No. and locations of closed corridors and hallways:
N/A
5. Summary of Deficiencies:
NO SMOKE DETECTORS IN:
1st. FLOOR, Dwelling Unit.
2nd " " "
3rd " " "
6. Date of Initial Inspection and Name of Inspector: Marland Wing
7. Date of Warning Letter (if sent): Hand delivered in MR. Donatelli's Hands 1-30-84
8. Date of Reinspection (if done) and Name of Inspector:
1-16-84, 2-24-84, 3-5-84 Marland Wing
9. Name of Tenant, if own.

	Apt. No.	Te'l. No.
Bertley MulKern	2	773-6795
Raymond Carter? 2 children	3	775-1629
1st fl. 2 children		
10. Name and Addresses of Potential Witnesses:
Tenants + myself
Marland Wing

REINSPECTION RECOMMENDATIONS

INSPECTOR M. Wing

LOCATION: 43 St. Lawrence St.
PROJECT: NCP MS
OWNER: Evangelista Donatelli

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1/24/84</u>	<u>2/7/84</u>				

A reinspection was made of the above premises and I recommend the following action:

DATE	
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	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 _____
<u>3/5/84 MW</u>	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken <u>✓</u>

INSPECTOR'S REMARKS:
Hand delivered to Congress Street train car
2/16/84 MW Contacted tenants No Detectors yet. Went down to tailor shop + talked with Mr. Donatelli he said Mancini Electric would be installing them next Monday. Hand wired.
2-27-84 MW I talked with Mancini's son he verified story
2/27/84 MW Talked with Mancini Electric they said it was scheduled for Tomorrow or Wed. this
3-5-84 MW Checked 1st fl. & 3rd floor D.U.'s, NOT INSTALLED yet.

INSTRUCTIONS TO INSPECTOR: None



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 17, 1986

Dale Larrabee
43 St. Lawrence Street
Portland, ME 04101

Re: 43 St. Lawrence Street

Dear Mr. Larrabee:

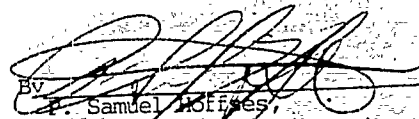
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 43 St. Lawrence St. Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


1. Heating facilities required. Every habitable room excepting rooms used primarily for sleeping purposes shall be served by heating facilities capable of providing a minimum temperature of 68° at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15 to May 15 of each year. 114-2

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 November 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 
Samuel Hoffes,
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jmr

PS Form 3811, July 1983 447-845

POSTMASTER: RETURN RECEIPT

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:
Dale Iarrabee
43 St. Lawrence
Portland, ME 04101

4. Type of Service: Article Number
☐ Registered ☐ Insured 233 914
☒ Certified ☐ COD
☐ Express Mail

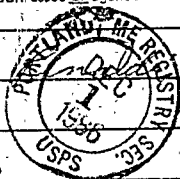
Always obtain signature of addressee or agent and **DATE DELIVERED.**

5. Signature - Addressee
X *Dale Iarrabee*

6. Signature - Agent
X *C. Hart*

7. Date of Delivery
12-1-86

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



Re: 43 St. Lawrence St. - A. Addato - Housing

P 032 223 914
RECEIPT FOR CERTIFIED MAIL
 NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

PS Form 3811, Feb. 1982

Sent to
Dale Iarrabee
 Street and No.
43 St. Lawrence Street
 P.O. State and Zip Code
Portland, ME 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: 43 St. Lawrence St. - A. Addato - Housing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 7, 1987

Mr. Steven P. Gifford
43 St. Lawrence Street
Portland, ME 04101

Re: 43 St. Lawrence Street

Dear Mr. Gifford:


We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 43 St. Lawrence St. Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


1. Heating facilities required. Every habitable room excepting rooms used primarily for sleeping purposes shall be served by heating facilities capable of providing a minimum temperature of 68° at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15 to May 1 of each year. 114-2

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 January 8, 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


P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer Marland Wing (1)

jmr

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 18, 1993

Steven P. Gifford
80 Mussey St
So. Portland, ME 04102

Re: 43 St Lawrence St
CBL: 016-F-012
DU: 3

Dear Mr. Gifford,

You are hereby notified, as owner or agent, that an inspection was made of the above referred property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

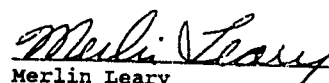
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on 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 residents.

Sincerely,


Merlin Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 43 St Lawrence St
Housing Conditions Date: March 18, 1993
Expiration Date: May 18, 1993

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | |
|---|-------|
| 1. Int - Furnace Room - Domestic Sprinklers Over Each Surface | 114-2 |
| 2. Int - Cellar Wall - Missing Electrical Service Panel Covers | 113 |
| 3. Int - Cellar Ceiling - Loose Wiring | 113 |
| 4. Int - Cellar Stairs - Missing Railing | 108-2 |
| 5. Int - 1st/2nd fls - Front Hall Ceiling - Cracked/Buckled Plaster | 108-2 |
| 6. Int - 1st fl/apt 1 - Front Bedroom Door - Broken Glass | 108-3 |
| 7. Int - 3rd fl/apt 3 - Front Exit Doors - Inoperative/Blocked | 108-3 |

Second floor apartment not available at time of inspection.

Inspection Services
Samuel P. Morris
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 16 1993

Steven Gifford
80 Mussey St
So Portland, ME 04106

Re: 43 St Lawrence St
CBL: 016-F-012
DU: 3


Dear Mr. Gifford,

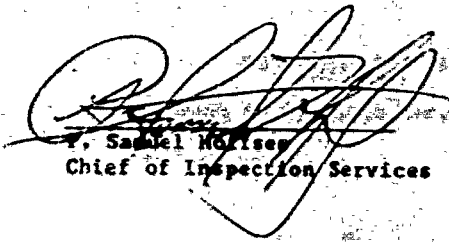
A recent inspection at the above named address of which you are listed the present owner, showed that alterations have been completed, or are in the process of being completed, that require a building permits from the City of Portland as defined in the 1990 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 315, to file an application for these required permits. This must be done within five (5) days of receipt of this letter. Failure to abide by this request could result in court action and a fine of up to \$500.00 to \$1,000.00 per day for each day this violation exists.

I look forward to your cooperation.

Sincerely,


Merlin Leary
Code Enforcement Officer


S. Samuel Morris
Chief of Inspection Services

Inspection Services
Samuel P. Hoffman
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 19, 1993

GIFFORD STEVEN P
80 KISSEY ST
SOUTH PORTLAND ME 04106

Re: 47 St Lawrence St
CBL: 016- - 7-012-001-01
DU: 3

Dear Mr. Gifford,

We recently received a complaint and an inspection was made at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- | | |
|--|--------|
| 1. INT - 2ND FL APT - BEDROOM/LIVINGROOM WALLS | 113.50 |
| MISSING OUTLET COVERS | |
| 2. INT - 2ND FL APT - LIVINGROOM WALLS | 112.50 |
| EXTENSION CORDS | |
| 3. INT - 1ST/2ND FLS - FRONT HALLS | 109.40 |
| USED FOR STORAGE | |

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Merlin Leary
Code Enforcement Officer


S. Samuel Hoffman
Chief of Inspection Services

Inspection Services
Samuel P. Hoffas
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 25, 1994

GIFFORD STEVEN P
80 MUSSEY ST
SOUTH PORTLAND ME 04106

Re: 43 St Lawrence St
CBL: 016- -- F-012-001-01
DU: 3

Dear Mr. Gifford:

A re-inspection at the above noted property was made on September 27, 1994.

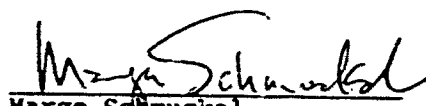
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted in our letter dated March 18, 1993 (seven violations in the areas of the cellar, first floor and third floor).

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 three years.

Sincerely,


Merle Leary
Code Enforcement Officer


Marge Schumuckal
Asst. Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 14, 1997

GIFFORD STEVEN P
80 MUSSEY ST
SOUTH PORTLAND ME 04106

Re: 43 ST LAWRENCE ST
CBL: 016- - F-012-001-01
DU: 3

Dear Mr. Gifford:

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,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 43 ST LAWRENCE ST
Housing Conditions Date: AUGUST 14, 1997
Expiration Date: OCTOBER 13, 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 - BASEMENT - | 108.30 |
| STORM WINDOW IS MISSING GLASS | |
| 2. EXT - 1ST FLR - LEFT - | 108.30 |
| WINDOW HAS A BROKEN SCREEN | |
| 3. INT - OVERALL - | 113.50 |
| HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | |
| - PERMIT BY MASTER ELECTRICIAN | |