

CITY OF PORTLAND

TO Antonio Leo, Dr.
117 Oxford Street

Labor and material for removing two chimneys above the roof and
making tight the resulting openings in the roof in the building at
25-25 St. Lawrence Street as per City Manager's letter of March 8,
1937 \$25.00

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

April 8, 1937

A. Edw. Smith,
City Auditor

Dear Sir:

Attached hereto is a copy of a letter from the City Manager to Antonio Leo of 117 Oxford Street, authorizing Mr. Leo to remove the tops of two brick chimneys and close in the resulting openings in the roof of the building at 25-25 St. Lawrence Street, now or formerly owned by the Hyman Ladder Hairs; also three copies of a bill for \$25.00 in favor of Antonio Leo which is the sum agreed upon in the City Manager's letter in payment for the work.

The work has been satisfactorily completed. Will you be kind enough to put the bill in line for payment. Mr. Leo says that he owes more than this sum in back taxes, so that I presume this amount will be merely credited on his tax bill.

This work has been done under the state law by order of the Municipal Officers, the law providing that the city may bill the owner of the property for expense incurred. The owners live in Massachusetts, however, and have no equity in the property and we cannot force them to pay this bill.

The building has now been turned over to the Chief of the Fire Department for action under another state law which provides that any expense to which the city is put in disposing of the hazards may be assessed against the property in the same manner as taxes. I think the city through the Chief of the Fire Department will eventually remove the building and some expense may thereby be incurred by the city. If possible, I would suggest that this \$25.00 be later assessed against the property in the same manner as taxes together with whatever expense Chief Sanborn incurs.

Mr. Gilman has a copy of this letter.

Very truly yours,

McD/H

Inspector of Buildings

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

File:
C-33-137-1

March 17, 1937

File →

Oliver T. Sanborn,
Chief of the Fire Department

Dear Sir:

The building at 23-25 St. Lawrence Street appears to be dangerous to surrounding property from the standpoint of fire hazard.

It is reported to you for whatever action you may deem proper under the state law.

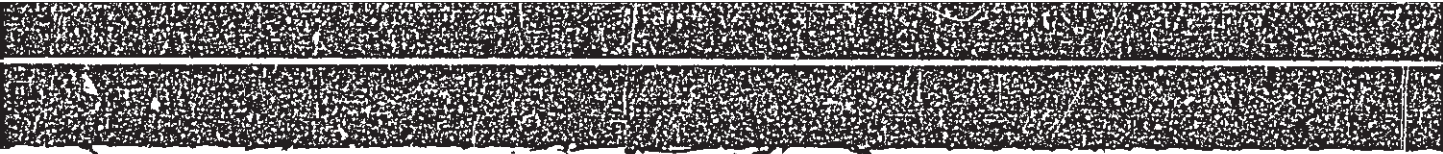
The building is recorded by the Assessors as being owned by Hyman Ledder Heira, last known address 35 Glenway St., Dorchester, Mass. The Portland Savings Bank holds a mortgage on the property, and it is reported that the bank has foreclosed, the proceedings or the legal period of them expiring early in April of this year.

The city is obligated to pay Antonio Leo the sum of \$25.00 for taking down the chimneys in this building above the roof, and, in case you have to render a bill against the property it would be well to include the \$25.00 in it.

A photo of the building is attached.

Very truly yours,

Inspector of Buildings.



(Signed) Warren McDorrd

File: C-35-137-I

March 8, 1937

Mr. Antonio Loo,
117 Oxford Street,
Portland, Maine.

Dear Sir:

In accordance with your informal statement to the Inspector of Buildings, this letter is authorization for you to proceed with and complete the work of removing the tops of two brick chimneys, considered in a dangerous condition in the building at 23-25 St. Lawrence Street, owned now or formerly by the Hyma Ladder Heirs, to a point just below the roof and close in the resulting openings in the roof, applying suitable roofing material in such a manner as to make the roof at these points tight against the weather for the sum of twenty-five dollars (\$25.) to be paid by the City of Portland when the work is completed and the bill therefor has been presented to and approved by the Inspector of Buildings.

By acceptance of this arrangement, it is established that you undertake and agree to save the City of Portland harmless of all loss, cost or damage which may be suffered by the City of Portland by your acts or the acts of your employees while engaged in this work.

Very truly yours,

City Manager

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

*Adopted
+ amended
11/15/50*

WHEREAS THE MUNICIPAL OFFICERS HAVE GIVEN ^{notice} by publication in a newspaper in the County of Cumberland, three weeks successively, and,

WHEREAS, after hearing, the Municipal Officers adjudged the two and one-half story building at 25-25 St. Lawrence Street to be a nuisance or dangerous,

ORDERED; That all chimneys in the building shall be taken down to a point below the roof; that all holes caused thereby and all existing holes in the roof shall be closed so that weather may not enter; that the front steps shall be removed; that the wooden wall along the street line of St. Lawrence Street shall be removed and the ground graded so that it will not encroach upon the public sidewalk; that all paper, rubbish and burnable material shall be removed from the inside of the building and from the premises and that window and door openings in the outside walls of the building shall be tightly and securely closed with wooden shutters in a workmanlike manner.

*File - Main office
Letter Council
11/15/36*

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

August 17, 1936

To the Municipal Officers:

The frame building, formerly used as a dwelling house but now completely vacant, at 23-25 St. Lawrence Street is in a dangerous and dilapidated condition.

According to the records of the Assessors' Department, this building is owned by the Hyman Ledder Heirs, whose address appears to be 35 Glenway St., Dorchester, Massachusetts, but the property is reported to be under the control of the Portland Savings Bank.

I recommend that you give notice to the owner and to the party reported to control this property of a hearing in the matter, that evidence concerning the condition of the building may be properly presented to you, so that you may prescribe what disposal thereof shall be made, if you adjudge the same to be a nuisance.

This recommended procedure is in accordance with Section 38 of Chapter 26, Revised Statutes of Maine.

Respectfully submitted,

(Signed) Warren M. Donnell

Inspector of Buildings

September 8, 1936

To The Municipal Officers:

With reference to my request of August 17, 1936 for a public hearing upon the building at 23-25 St. Lawrence Street, considered to be dilapidated and dangerous, the following is my report of the condition of this building as required by Section 4, Paragraph d of the Building Codes:

The building is two and one half stories in height, and of frame construction, formerly accommodating two families. There is a cellar under only a small portion of the building,--a space perhaps 20 feet by 20 feet.

The outside walls and the underpinning are in fair condition, but the cornices are in bad condition at several points, most of the window sash have the glass broken, and some of the sash are gone. The front steps are beyond repair and a wooden wall which retained earth at the street line has partially failed and is leaning toward the public sidewalk. One portion of chimney above the roof has fallen into the yard. Two other chimneys are in bad shape below the roof, and the chimney nearest the public sidewalk has sufficient brick masonry out of it below the roof as to perhaps threaten persons on the sidewalk in case of high wind. Some of the first floor framing requires strengthening, stair railings are broken and gone, doors unhung and broken, many holes are broken in the plaster, and all of the plumbing traps, fittings, etc. are gone, the fixtures for the most part lying loose on the floor.

The Assessors' valuation for taxation for 1936 is on building \$1100.00; on 5050 sq. ft. land \$675.00. Taxes are paid to date. The property is in the name of Hyman Loddar Heirs, non-resident; and the Portland Savings Bank is mortgagee, having been reported to have started foreclosure proceedings on April 11, 1936.

I recommend that both owner and mortgagee be ordered to take down all chimneys to below the roof, close all holes in the roof so weather may not enter, remove front steps, remove wooden wall along street line and grade ground so it will not encroach on sidewalk, remove all paper, rubbish and burnable material from inside the building and from the premises, and tightly close with wooden shutters in a workmanlike manner all window and door openings in the building so that nothing may enter, all to be completed on or before September 25, 1936.

Respectfully submitted,

FM/H

Inspector of Buildings

CC: City Manager

James E. Farlow
City Manager

Dear Sir:

Attached is photo of the building which makes the building look much better than it really is.

In my judgement, this building is worthless to the extent that no person would spend several thousand dollars, perhaps, to put it in a rentable condition. The bank is protected by endorsements on the mortgage note of Jesse Rosenberg and Harry Shwartz of the firm of Shwartz and Rosenberg. The bank plans to hold them for the amount which, I think, is at least \$2,000. The endorsers tell the bank that they would rehabilitate the property and take it over, if it were not for the possibility of the owners paying the mortgage and taking the property, improvements and all, before the foreclosure period has expired on April 11, 1957. I doubt if the endorsers would care to repair the property, but probably are only bluffing.

It seems to me the only sane course is to demolish the building, but I cannot see how the Municipal Officers could defend an order to remove the building which the Assessors value at \$1100.00 right now.

No doubt the neighbors have great cause to complain, but it seems best to make as few requirements as possible until we can put our fingers on a legal and responsible owner.

Warren McDonald

July 25, 1936

File: C-35-137-1

The Portland Savings Bank,
483 Congress Street,
Portland, Maine

Gentlemen:

I am informed that the Portland Savings Bank is the party in control of the property at 27 St. Lawrence Street. The building has been in a dilapidated and dangerous condition for many months.

One of the brick chimneys has fallen over, large sections of it dropping into the yard. The front chimney has some of the masonry removed below the roof and in my judgment may topple over onto the public sidewalk of St. Lawrence Street. The building is wide open in many places for any persons to enter on mischief bent. The front steps or retaining wall has partially collapsed, at least, offering obstruction to the public sidewalk. Because of possible danger to pedestrians upon the public sidewalk, I asked the Police Department to rope off the sidewalk several weeks ago.

Under these circumstances I find it my duty to require that you have the building strengthened, repaired and closed so as to be entirely safe and sound or to have it demolished as soon as such work may reasonably be expected to be done, or it will be my further duty to make formal complaint to the Municipal Officers concerning the condition of the building so that they may handle the matter as directed by the State Law.

Very truly yours,

Inspector of Buildings

McD/H

Complaint No. C35/137

27 St. Lawrence St.

Date Received 9/5/35

Date Disposed of

NOTES

constructed of wood leans badly toward the street. The front steps are dangerous to use. The front and rear doors are open and practically all windows are out. I talked with Mr Rosenberg and he said Mr Schwartz would not be home for probably two weeks and that he could do nothing until then. Something should be done as soon as possible.

4/10/36 - Letter Mr
5/4/36 - Nothing has been done. C.A.B.
5/4/36 - Mrs Thompson

11 St Lawrence St. called on one of the children in his house had fall from the first floor to the basement.

Rosenberg said he wanted a couple of more weeks on this.

7/20/36 - Letter in Anson's office re Hyman's residence (N.R.)

1936 Val. 1100.00
5050 - 1775.00

Taxes 1935 dec - 85.59
with interest
Arch cases Port Jervis

7/21/36 - Letter to Port Jervis Bank - Mr

9/15/36 - Outside walls and under...
substantially...
front chimney & gable

File: C-35-137-I
R-5-1936

April 15, 1936

Mr. Jesse Rosenberg
102 Exchange Street
Portland, Maine

Dear Sir:

The building at 27 St. Lawrence Street now or formerly owned by Lena Ledder and reported to be under your control has fallen into a deplorable condition. The front fence and its wooden supports lean badly toward the street. The front steps are falling apart. The front and rear doors and many windows are open so that any person may enter the building at will or mischief bent.

Such a building is a menace in many ways to the surrounding property besides being considered a dangerous and inflammable condition as indicated in Section 34, Chapter 55, Revised Statutes of Maine copy attached hereto.

It is my duty then to direct that you have this dangerous and inflammable condition thoroughly corrected and closed up on or before May 1, 1936.

Very truly yours,

McE/R
CC: Albert C. Hobbs

Inspector of Buildings

Complaint No. U-26-137

(A) APARTMENT HOUSE ZONE

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Date received September 5, 1935

Location 27 St. Lawrence Street Ward 1
Owner's name and address Portland Building Co., 13 and 15 Park St., Portland, Me. Telephone _____

Tenant's name and address _____ Telephone _____

Use of building Vacant General Description _____

Unoccupied house open so that anyone may enter at will.

Complainant's name and address _____ Telephone _____

Conditions found _____

Action taken _____

INSPECTION COPY



23-25

A) APARTMENT HOUSE 20FT
 Complaint No. C-35-137
 Location 27 St. Lawrence St.
 Date Received 9/5/35
 Date Disposed of 3/17/37

NOTES

~~9/10/35
 front and back
 open and many
 boxes inside
 top rail of front fence
 is cracked where it abuts
 15" and hangs about
 18" over the sidewalk
 making a dangerous
 condition etc.~~

~~-CC-17
 35 St. Lawrence St.
 35 St. Lawrence St.
 35 St. Lawrence St.~~

3/9/36 - 2nd floor
 of Portland Savings
 says to have it fixed
 - many other things but
 Mrs. Steady Schwartz
 of 35 St. Lawrence St.
 has a note
 of about age with
 Mrs. Steady Schwartz
 of 35 St. Lawrence St.
 who is a present Mrs.
 Schwartz will come at
 10:00 AM and
 see what may
 be done with
 filing a req
 for removal of the
 this coming to the
 when it comes up
 she should examine
 to see what can
 be done - W.D.
 3/28/36. Nothing
 has been done. The
 remains as all which
 supported the front
 fence and is coming
 7/17/37 - Benoit
 and