

16 South Street - 39-F-19



CITY OF PORTLAND

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

June 23, 1983

J. B. Brown
P. O. Box 207
Portland, Maine 04112

DU: 5

39-F-19
Re: 15 South Street 39-F-19 WE

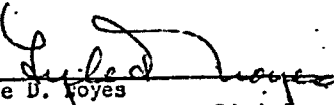
The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your property.


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

By 
Lyle D. Foyes
Inspection Services Division


Code Enforcement Officer - M. Schmuckal (3)

Jmr

City of Portland

Check out sheet
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

Insp. Name Schmuckel

2) Insp Date 6-14-82 3) Insp Type S-1 4) E.C. Code 39 5) Ass'ts: Chact F 6) Blt 19 7) Lot 19 8) Cont'd: I 19 9) Bldg 19 10) Insp 19 11) Form No 1

12) House No. 10 13) Sec (H) No. 10 14) Soil 10 15) District 10 16) Street Name South 17) Design Street 18) Status APD 19) Bldg's Rat. 1

18) Owner or Agent: J. B. Brown Zip Code 04112

21) Address: PO BOX 207 ME

22) City and State: PORTLAND ME

23) D. Units 5 24) Occ. D. U.'s 5 25) Rm. Units 5 26) Occ. R. U.'s 7 27) No. Occupants 7 28) Com' U. 7 29) Bldg. Type DETACH 30) Stories 3 31) Const Mat. WOOD 32) O. B.'s WOOD

33) C.H. 5 34) Pho. 5 35) Zoned For 7 36) Actual Land Use 7 37) D D 7 38) L.L. Ad. Bt. Fac 7 39) Disp 7 40) Close Date 7

EXTERIOR - Structure		Cd. Viol.	INTERIOR - Str	Cd. Viol.
Foundation	EX/FO	3a	Lighting	8
Walls	EX/WA	3a	Elec. Wiring	8e
Roof	RO	3a	Floors	3b
Porch	PO	3d	Walls	3b
Stairs	EX/SR	3d	Ceilings	3c
Steps	SP	3d	Windows	3c
Doors	DO	3c	Airsh. fts	3a
Windows	EX/WI	3e	Roof Rafters	4e
Eaves	EA	3a	Sanitation	3d
Trim	TR	3a	Stairways	3d
Chimney	EX/CH	3e	Stair Treads	6d
Gutters	GU	3a	Wastelines	6c
Roof Drains	RD	3a	Supply Lines	3e
Bulkhead	BU	3d	Stacks	3e
Outbuildings	GR - SH	4e	Flues	3e
Yard	YA	4d	Vents	3e
Garbage	GA	4d	Chimney	IN/CH
Rubbish	RU	4d	Heating Equip	Furnace - FU
Containers	CO	3a	Spaceheater - SPH	4b
Drainage	DR	4e	Sanitation	Litter - LI
Infestation	IN-CR-FL	4e	Droppings - DM	3a
Rats	RA	4e	Droppings - DM	8c
Other		4e	Lighting	BS/LI
Fire Escape	FE	10	Elec Panel	EL/PA
Dual Egress	DE		Stairs	BS/SR
Driveways	DW		Foundation	IN/FO
Walks	WA		Foundation	IN/FO
Fences	FN		Foundation	IN/FO

Remarks on reverse side

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

6-14-23

INSP

FORM NO.

TENANTS NAME										FLR.#	LOCATION	PMG.TP.	#RMC.	#PEO.	#ALL'D	SLPRM.
										2	CORR	2				
Child Un.10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush				
							Yes		OFF	PL	PB	PF				

KITCHEN CODE

() Plaster - L, C, M, - Ceiling/Walls 3(b)

() Windows - loose, broken glass, glaze 3(c)

() Sash/Frames - broken, missing, worn 3(c)

() Floor - loose, worn, dam., buckled 3(b)

() Doors - Knob/lk - missing - Panels/Frames dam. 3(b)

() Counter/Stor. Space Yes ___ No ___

() Sink - chipped, cracked, leaks 6(d)

() Range - improper stack, flue, vent 3(e)

() Refrigerator Space Yes ___ No ___

() Plumbing (a) 6(a) Water Supply Hot ___ Cold ___ 6(c)

() Electrical (a)

() Sanitation (a)

BATHROOM CODE

() Plaster - L, C, M - Ceiling/Walls 3(b)

() Window - loose, broken glass, glaze 3(c)

() Sash/Frames - broken, missing, worn 3(c)

() Floor - loose, worn, dam., buckled 3(b)

() Door - knob/lk - missing - Panels/Frames dam. 3(b)

() Toilet - k - brkn, loose, leaks, Seat, l'se crkd. 6(d)

() Lavator, chipped, crkd, leaks, trap leaks 6(d)

() Bathtub/Shower - leaks cross connection 6(d)

() Ventilation yes ___ No ___ 7

() Plumbing (b) 6(a) Water Supply Hot ___ Cold ___ 6(c)

() Electrical (b)

() Sanitation (b)

LIVING ROOM CODE

() Plaster - L, C, M, - Ceiling/Walls 3(b)

() Windows - loose, broken, glaze 3(c)

() Sash/Frames - broken, missing, worn 3(c)

() Floor - loose, worn, damaged 3(b)

() Door - knob/lk - missing - Panels/Frames dam. 3(b)

() Electrical (c)

() Sanitation (c)

DINING ROOM CODE

() Plaster - L, C, M - Ceiling/Walls 3(b)

() Windows - loose, broken, glaze 3(c)

() Sash/Frames - broken, missing, worn 3(c)

() Floor - loose, worn, damaged 3(b)

() Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)

() Electrical (d)

() Sanitation (d)

Bedrooms and/or other rooms

Code	Description
	() 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 ___

Code	Description
	() 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
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REMARKS:

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

6/14/02

INSP

FORM NO.

TENANTS NAME

FLR.# LOCATION RMG.TP. #RMS. #PEO. #ALL'D SLPRM.

10 CAR DU 2 1

Ch Id Child + Lead Survey - Rent Rent Code Furn Hot Water Dual Egrs. Ck'ng. Heat Lav. Bath Flush

Un.10 1-6 Results Code

KITCHEN CODE BATHROOM CODE
Plaster - L, C, M, - Ceiling/Walls 3(b)
Windows - loose, broken glass, glaze 3(c)
Sash/Frames - broken, missing, worn 3(c)
Floor - loose, worn, dam., buckled 3(b)
Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
Counter/Stor. Space Yes No
Sink - chipped, cracked, leaks 6(d)
Range - improper stack, flue, vent 3(e)
Refrigerator Space Yes No
Plumbing (a) 6(a) Water Supply Hot Cold 6(c)
Electrical (a)
Sanitation (a)

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

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)
Floor - loose, worn, damaged 3(b)
Doors - 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

DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

6-11-83

INSP

FORM NO.

TENANTS NAME

FLR.#	LOCATION	RMG TP.	#RMS.	#PEO.	#ALL'D	SLF.#
2nd	REAR	D/A	2	1		

Child Un. 10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush

KITCHEN

- Plaster - L, C, M, - Ceiling/Walls CODE 3(b)
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- Floor - loose, worn, dam., buckled 3(b)
- Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
- Counter/Stor. Space Yes ___ No ___ -
- Sink - chipped, cracked, leaks 6(d)
- Range - improper stack, flue, vent 3(e)
- Refrigerator Space Yes ___ No ___ -
- Plumbing (a) 6(a) Water Supply Hot ___ Cold ___ 6(c)
- Electrical (a)
- Sanitation (a)

BATHROOM

- Plaster - L, C, M - Ceiling/Walls CODE 3(b)
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- Sash/Frames - broken, missing, worn 3(c)
- Floor - loose, worn, dam., buckled 3(b)
- Door - knob/lk - missing - Panels/Frames dam. 3(b)
- Toilet - brkn, loose, leaks, Seat, l'se crkd. 6(d)
- Lavator - chipped, crkd, leaks, trap leaks 6(d)
- Bathtub/Shower - leaks cross connection 6(d)
- Ventilation Yes ___ No ___ 7
- Plumbing (b) 6(a) Water Supply Hot ___ Cold ___ 6(c)
- Electrical (b)
- Sanitation (b)

LIVING ROOM

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

DINING ROOM

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

Bedrooms and/or other rooms

Code
<input type="checkbox"/> Plaster - L, C, M - Ceiling/Walls 3(b)
<input type="checkbox"/> Windows - Loose, broken, glaze 3(c)
<input type="checkbox"/> Sash/Frames - broken, missing, worn 3(c)
<input type="checkbox"/> Floors - loose, worn, damaged 3(b)
<input type="checkbox"/> Door - knobs/lk - missing - Panels/Frames dam. 3(b)
<input type="checkbox"/> Electrical (e)
<input type="checkbox"/> Sanitation (e)
<input type="checkbox"/> Clothes Closet Yes ___ No ___

Plumbing

Electrical

Sanitation - Vermin O R

REMARKS:

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

✓ February 27, 1978

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

J. B. Brown & Sons, Inc.
57 Exchange Street
Portland, Maine 04101

Re: Premises located at 16 South Street, Portland, Maine NCP-West End 39-F-19

Dear Sirs:

A re-inspection of the premises noted above was made on February 24, 1978
by Housing Inspector Leary.

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 Aug. 18, 1977.

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 1983.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

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

Inspector M. Leary
M. Leary

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448 - 358
J. B. Brown & Sons, Inc.
57 Exchange Street
Portland, Maine 04101

OK
ML
DATE 2/24/78

Date December 22, 1977

Re: Premises located at 16 South Street, Portland, Maine NCP-WE 39-P-19

Dear Sirs:

You are hereby notified that as a result of a reinspection and Mr. Dumody's request
for additional time

on Dec. 21, 1977, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

XX Expiration time extended to Feb. 22, 1978 in order to correct the work
now in progress to correct the remaining four (4) Housing Code violations
as shown on the attached "Notice of Housing Conditions" dated 8/18/77.

Notice modified as follows: _____

Please notify this office if all violations are corrected before the above mentioned
dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

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

In Attendance:

Mr. Dumody

ii. Leary

vw Encl.

NOTICE OF HOUSING CONDITIONS

DU 5

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

Ch.-Bl.-Lot: 39-F-19
Location: 16 South Street
Project: NCP-East End
Issued: 8-18-77
Expired: 11-18-77

J. B. Brown & Sons, Inc.
57 Exchange Street
Portland, Maine 04101

Dear Sirs:

An examination was made of the premises at 16 South Street, Portland, Maine, by Housing Inspector Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before November 18, 1977. 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

Mark Leary
H. Leary

By

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

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

- ~~1. RIGHT FRONT EXTENSION FOUNDATION - replace missing mortar. 3-c~~
- ~~2. LEFT REAR HALL DOOR - replace missing latch assembly. 3-c~~

First Floor - front

- ~~43. KITCHEN AND DINING ROOM - ceilings - remove illegal extension cords attached to light fixtures. 8-d~~

Second Floor - front

- ~~4. FRONT HALL, RIGHT REAR BEDROOM AND BATHROOM - windows - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c~~
- ~~5. RIGHT REAR BEDROOM - window - secure glass by replacing points and reglazing. 3-c~~

First Floor - rear

~~We were unable to gain access to this apartment, at the time of the survey. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.~~

continued -

16 South Street - continued

Second Floor - rear

~~6. KITCHEN window replace missing counter-balance-cords-allowing-window-sash-to-remain-elevated-when-opened.~~

~~3-c~~

~~Third Floor - rear~~

~~7. BATHROOM ceiling repair or replace cracked plaster.~~

~~3-b~~

*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 that you contact the City of Portland Building Inspection Department, 389 Congress Street, tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

First Floor Rear

~~1. LIVING ROOM WINDOW replace broken glass.~~

~~3c~~

NOTICE OF HOUSING CONDITIONS

DU 5

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

Ch.-Bl.-Lot: 39-y-19
Location: 16 South Street
Project: NCP-West End
Issued: 8-18-77
Expired: 11-18-77

J. B. Brown & Sons, Inc.
57 Exchange Street
Portland, Maine 04101

Dear Sirs:

An examination was made of the premises at 16 South Street, Portland, Maine, by Housing Inspector Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before November 13, 1977. 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 H. Leary

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -

	Section(s)
1. RIGHT FRONT EXTERIOR FOUNDATION - replace missing mortar.	3-a
2. LEFT REAR HALL DOOR - replace missing latch assembly.	3-c
<u>First Floor - front</u>	
3. KITCHEN AND DINING ROOM - ceilings - remove illegal extension cords attached to light fixtures.	8-d
<u>Second Floor - front</u>	
4. FRONT HALL, RIGHT REAR BEDROOM AND BATHROOM - windows - replace missing counter balance cords allowing window sash to remain elevated when opened.	3-c
5. RIGHT REAR BEDROOM - window - secure glass by replacing points and reglazing.	3-c
First Floor - rear	
We were unable to gain access to this apartment, at the time of the survey. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.	

continued -

16 South Street - continued

Second Floor - rear
6. KITCHEN - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c

Third Floor - rear
~~7. BATHROOM - ceiling - repair or replace cracked plaster. 3-b~~

*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 that you contact the City of Portland Building Inspection Department, 389 Congress Street, tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

INSPECTOR M Leo

LOCATION 16 South St
 PROJECT NCP West End
 OWNER J.B Brown

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>8-18-77</u>	<u>11-18-77</u>				

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

		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" POSTING RELEASE
<u>12/77</u>	<u>11</u>	SATISFACTORY Rehabilitation, in Progress Time Extended To: <u>February 30, 1978</u> 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
<u>12/77</u>	<u>11</u>	INSPECTOR'S REMARKS: <u>4 violations, 2 on 1st floor, 2 on 2nd floor</u>
		INSTRUCTIONS TO INSPECTOR:



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 26, 1991

J.B. Brown & Sons, Inc.
P.O. Box 207
Portland, ME 04101

Re: ~~16 South St.~~ Units #4 & #5.
39-F-19 - Inadequate number of egress.

Dear Sir:

As owner or agent of the property located at 16 South Street, Apts. #4 & #5,
Portland, Maine, you are hereby notified that as the result of a recent (inspection ~~xxx~~
~~fixe~~), the Apt. #4 and Apt. #5 (~~is~~ ~~or~~ are) hereby declared unfit for
human occupancy.

You must take immediate steps to vacate the Apt. #5 occupied by Mr. Priestly,
Apt. #4 is vacant. Inadequate number of egress.

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

Code Enforcement Officer - (10)
Mark Mitchell

jmr

380 CONGRESS STREET - PORTLAND, MAINE 04101



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 26, 1991

Mr. Priestly
Apartment #5
16 South Street
Portland, ME 04101

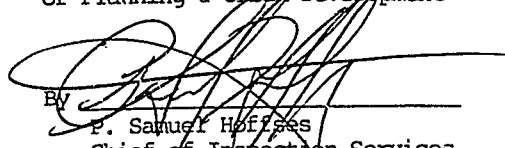
Re: 16 South St. 39-F-19

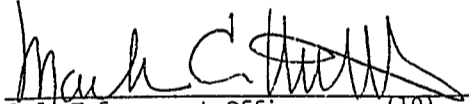
Dear Sir:

A recent inspection by Code Enforcement Officer Mark Mitchell of the 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, J.B. Brown & Sons, Inc. 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 - (10)
Mark Mitchell

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 5
CHART-BLOCK-LOT - 39-F-19
LOCATION: 16 South Street

DISTRICT: 10
ISSUED: March 26, 1991
EXPIRES: May 26, 1991

J.B. Brown
P.O. Box 207
Portland, ME 04101

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 16 South Street by Code Enforcement Officer Mark Mitchell. 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 26, 1991. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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.

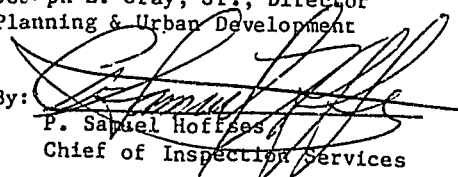
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

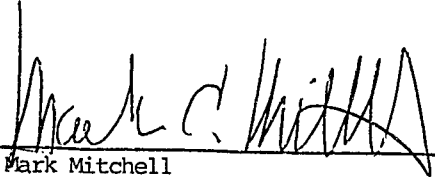
Please contact this office if you have any questions regarding this order.

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 Hoffes
Chief of Inspection Services


Mark Mitchell
Code Enforcement Officer (10)

Attachments

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (603) 775-5100

HOUSING INSPECTION REPORT

OWNER: J.B. Brown

LOCATION: 16 South St. 39-F-19

CODE ENFORCEMENT OFFICER: Mark Mitchell (10)

HOUSING CONDITIONS DATED: March 26, 1991 EXPIRES: May 26, 1991

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

1. EXTERIOR - both sets of stairs - inadequate balusters (none).
2. EXTERIOR - peeling paint.
3. SECOND FLOOR, APT. #4 - kitchen - cracked trap under sink.
4. BATHROOM - provide G.F.I..
5. APARTMENT #4, Unit #4 - only one means of egress.
6. SECOND FLOOR, APT. #3 - bathtub - cross connection.
7. REAR HALLWAYS - paint and combustibles.
8. THIRD FLOOR, APT. #5, Unit 5 - one way out.
9. THIRD FLOOR, APT. #5, Unit 5 - inadequate number of outlets.
10. THIRD FLOOR, APT. #5, Unit 5 - excessive extension cords - pass thru doorway to hallway used as art studio.
11. THIRD FLOOR, APT. #5 - bathroom - ceiling fallen and damaged.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 05, 1995

LEWIS CLARENCE MICHAEL
14 SOUTH ST
PORTLAND ME 04101

Re: 16 South St
CBL: 039- - F-019-001-01
DU: 5

Dear Mr. Lewis:

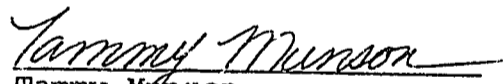
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an exterior inspection of the above referenced property.

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,


Tammy Munson
Code Enfc. Offr./ Field Supv.