

87 Carleton Street 55-C-4

LONGE SQ-1



CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

June 21, 1979

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

Alvah D. & Frances M. Thoits, Jts.
78 Caleb Street
Portland, Maine 04103

Re: Premises located at 87 Carleton Street, Portland, Maine NCP-WE 55-C-5

Dear Mr. & Mrs. Thoits:

A re-inspection of the premises noted above was made on June 20, 1979
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 Nov. 29, 1978.

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 June 1984.

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

VW

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext 448 - 358

Alvah D. & Frances M. Thoits, Jts.
78 Calab Street
Portland, Maine 04103

OK
BY <u>JML</u>
DATE <u>6-20-79</u>

Date March 16, 1979

Re: Premises located at 87 Carleton Street, Portland, Maine NCP-NE 55-C-3

Dear Mr. & Mrs. Thoits:

You are hereby notified that as a result of a reinspection and your request for additional time

on March 1, 1979, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below

XX Expiration time extended to May 17, 1979 in order to complete the work in progress to correct the remaining eleven (11) Housing Code violations as listed on the attached list.

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.

In Attendance:
Mr. Thoits
Morlin Leary

Encl.

VW

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

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

sh 16, 1979

Remaining Housing Code Violations to be corrected within time extension granted on the attached "Administrative Hearing Decision" NOHC - Nov. 29, 1978
87 Carleton Street, Portland, Maine NCP-WE 95-C-5

1.	THIRD FLOOR FRONT HALL STAIRWAY	repair or replace the broken tread,	3d
2.	FRONT CELLAR CEILING	repair or replace buckled plaster,	3b
<u>SECOND FLOOR FRONT</u>			
3.	BEDROOM WINDOW	secure glass by replacing pane and/or reglazing,	3c
<u>SECOND FLOOR REAR</u>			
4.	SECOND FLOOR REAR HALL WALLS	repair or replace broken and buckled plaster,	3b
5.	KITCHEN WINDOW	replace missing counter balance cord, allowing window sash to remain elevated when opened,	3c
6.	KITCHEN & BATHROOM WALLS	secure loose trim,	3a
7.	KITCHEN & BATHROOM WALLS	enclose exposed electrical wiring,	6a
8.	BATHROOM CEILING	remove loose and peeling paint,	3b
9.	BATHROOM WALL	repair or replace broken plaster,	3b
<u>THIRD FLOOR</u>			
10.	KITCHEN & LIVING ROOM	secure loose and missing tiles,	3b
	FRONT CEILING	" " " " " "	3b
11.	KITCHEN SINK	repair leak in hot and cold water faucets,	6d

* 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 Dept., 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

NOTICE OF HOUSING CONDITIONS

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

Alvah D. & Frances M. Thoits, Jts.
76 Caleb Street
Portland, Maine 04103

DU 5

Ch -Bl.-Lot: 55-C-5
Location: 87 Carleton Street
Project: NCP-West End
Issued: November 29, 1978
Expired: March 1, 1979

113
771-0006

Dear Mr. & Mrs. Thoits

An examination was made of the premises at 87 Carleton Street, Port and, 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 March 1, 1979. 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 M. Leary

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

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

- * 1. SECOND FLOOR REAR - ~~SWED HALL - replace illegal electrical wiring with a fixture that conforms with the local electrical code.~~ 8d
- 2 2. FRONT CELLAR CEILING - repair or replace buckled plaster. 3b
- * 3. KITCHEN WALL - remove illegal electrical wiring. 8d
- * 4. KITCHEN WALL - remove illegal extension cord attached to kitchen wall. 8d
- * 5. BEDROOM CEILING - secure loose light fixture. 8c
- 3 6. BEDROOM WINDOW - secure the glass by replacing points and/or reglazing. 8e
- 4* 7. SECOND FLOOR REAR - HALL WALLS - repair or replace broken and buckled plaster, elevated when opened. 3c
- 5 8. KITCHEN WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened. 3b
- 6* 9. KITCHEN & BATHROOM WALLS - secure loose romex. 3c
- 7* 10. KITCHEN & BATHROOM WALLS - enclose exposed electrical wiring. 8c

~~the time of the survey, we were unable to gain access to the Third Floor Apartment, No. 832. While doing the work on the rest of the structure, we suggest that if there are any conditions which need correcting in this apartment that you make * 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 Dept., 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.~~

vaw

REINSPECTION RECOMMENDATIONS

LOCATION 87 Copleton St
 PROJECT NCP-West End
 OWNER Alvah Thair

INSPECTOR M Leary

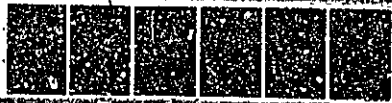
NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-29-78</u>	<u>3-1-79</u>				

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

DATE	
<u>6-20-79</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" POSTING RELEASE
<u>3-14-79</u>	UNSATISFACTORY Rehabilitation in Progress Time Extended To: <u>May 17, 1979</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>3-14-79</u>	INSPECTOR'S REMARKS: <u>4 violations corrected 13 remain</u> <u>Met owner at property</u>
<u>1-20-79</u>	INSPECTOR'S REMARKS: <u>All violations corrected</u>
	INSTRUCTIONS TO INSPECTOR: _____ _____ _____

87 CARLTON STREET

Housing



P 398 934 974

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Alvah D. & Frances M. Troits	
Street and No	
78 Caleb Street	
P.O., State and ZIP Code	
Portland, Maine 04103	
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. 95-87 Carleton Mr. Henry

PS Form 3800, Feb. 1982



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 4, 1984

Mr. & Mrs. Alvah D. & Frances M. Thoits
78 Caleb Street
Portland, Maine 04103

Re: 85-87 Carleton St. 55-C-5 WE

Dear Mr. & Mrs. Thoits:

As owner or agent of the property located at 85-87 Carleton Street,
Portland, Maine, you are hereby notified that as the result of a recent Fire
the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions
continue to exist thereon:

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.

You are also hereby ordered to make the above mentioned property safe and secure so that
no danger to life or property or fire hazard shall exist thereon. This can be accom-
plished by boarding up doors and windows and other openings at all levels of the
structure. You are ordered to do this on or before Jan. 18, 1984, or we will have
no choice but to refer this matter to the Corporation Counsel for legal action as the law
allows.

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

By Lyle D. Noyes
Lyle D. Noyes,
Inspection Services Division

Martin Leary
Code Enforcement Officer Martin Leary (5)

jmr

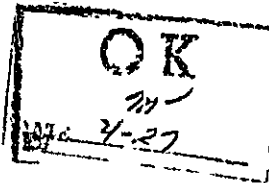


CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 4, 1984

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

By Lyle D. Noyes
Lyle D. Noyes,
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 85-87 27th Ave. Pt
 PROJECT _____
 OWNER Fluorob Thortg

INSPECTOR Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1-4-84</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 _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

4-27-84 INSPECTOR'S REMARKS: This building has been demolished

INSTRUCTIONS TO INSPECTOR: _____

