

158 CLARK STREET

LOCATION R Clark Street

DATE 7/7/66

PERMIT \_\_\_\_\_

INQUIRY \_\_\_\_\_

COMPLAINT \_\_\_\_\_

~~Person~~: Allan

We have a complaint  
about parking here.

Would you take a  
picture of this?

N.E.M.

C.O.E.M. - 2 unlicensed cars  
here - see cars note on  
letter of May 20, 1965. - Allan

LOCATION 154-156 Clark Street

DATE 4/1/65

PERMIT \_\_\_\_\_

INQUIRY \_\_\_\_\_

COMPLAINT \_\_\_\_\_

A.A.S.

Please make inspec-  
tion here and see what  
conditions are. This was  
supposed to have been  
dismished by order of  
City Council. Better take  
picture - A.S.

Mr. Sears 4/2/65

4 of these cars are  
unlicensed. 3 of them look  
like junk. No one around but  
I understand someone has been  
fixing this place up a little. -

Allen

4/6/66

2 unlicensed cars here. -

Allen



R6 RESIDENCE ZONE  
CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

INSPECTION COPY

COMPLAINT NO. 62/63

Date Received December 3, 1962

Location:

R 158 Clark Street

Location R 158 Clark Street Use of Building Vacant dwelling  
Owner's name and address Hyman Finkelman, Owner, Telephone SP-3-2586  
Myron Finkelman, 19 Spruce St.  
Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Complainant's name and address Edward Heideau, 154 Clark St. Telephone \_\_\_\_\_ H

Description: Shed attached to dwelling is dangerous. Entire front yard filled with cars.

NOTES: This is a vacant dwelling without windows, doors, etc. Attached shed on left of building is in danger of collapse and children playing around building will get hurt. Several unregistered and registered cars in front yard.

I reported to the Fire Dept. about building being open. PH

12/4/62 - 4 unlicensed cars, 1 licensed car and 2 licensed trucks in the front yard

As you face this building on the left side of attached shed or all the clapboards are falling into a neighbor's yard.

I see nothing else dangerous. Doors & windows open if children go in & out they are apt to get hurt.

In the rear foundation wall about 3' from the corner about 10 or 12 bricks are loose. But it isn't doing any harm.

12/6/62 - Letter to owners - AGY Allen

12/17/62 - 4 licensed cars, 1 licensed truck, 4 unlicensed cars, Clapboards on left side of building still falling into neighbor's yard.

Doors & windows still open -

Open still in rear wall of the underpinning.

Mr. Finkelman says he will have the cars moved right off & will have base board up & foundation brick have fallen out - Allen

1/9/63 - 2 licensed cars, 2 licensed trucks, 4 unlicensed. Doors & windows still open - Clapboards on left side of building still falling off - being rear wall - Clapboards near starting to fall off left & right side & rear right corner of foundation brick have fallen out - Allen Over

1/16/63

Mr. Finkelman says house now boarded up. Will take car away March 1<sup>st</sup>. They are now frozen in. - Allan

1/23/63 - Same except most all of the windows & all of the doors are boarded up. (Disassembled) -- Allan

3/11/63 - same number of cars & trucks. More windows broken -  
Allan

4/29/63 - All boarded up. Only one unlicensed car here. -  
Allan

8/20/63 - Neighbor called and said there are about 12 cars in yard. They are paying for parking there. PK

9/6/63 - 5 cars here. Two are unlicensed. I would say at least one of the two unlicensed cars is junk. Clapboards falling off both ends of building. Otherwise O.K.

4/1/64 - 5 cars here. 2 unlicensed. Except for clapboards building is in fair condition. - Allan

4/2/64 - Talked with Myron Finkelman and told him to get unlawful parking cleared up. - AJF

10/5/64 - Neighbor says there are 10 to 14 cars here and one wrecking truck. They are hitting their house and destroying his property.

4/4/66 - Several (10-15) cars parked on this lot. Breaking fence of property 162 Clark St (Lawrence C. Morrison)

FU-A.A.3.-12/17/62

Cpl. 62/63 158 Clark St.

Dec. 6, 1962

Hyman Finkelman, Devs.  
19 Spruce Street

Gentlemen:

The attention of this department has been called to the condition of the building and the premises at the above named location, of which you are reported to be the owners. An inspector from this department reports that clapboards on shed attached to the left hand side of building are loose and falling into neighboring yard, that there is an opening in underpinning of rear wall where bricks are loose and falling out, and that door and windows are open so that anyone can enter at will. In accordance with provisions of Section 109-a of the Building Code of the City of Portland (copy enclosed herewith), you are hereby directed to take before December 15, 1962 such steps as are necessary to correct these dangerous conditions.

The inspector also reported that there are four unlicensed cars, one licensed car and two licensed trucks on the front part of the lot. The use of these premises, which are located in an R-6 Residential Zone, for the dead storage of motor vehicles or for the parking of more than one commercial motor vehicle is unlawful under the Zoning Ordinance. It is therefore necessary that the unlicensed cars be removed from the lot at once and that the parking of more than one commercial vehicle there be discontinued. Failure to do so will make it necessary for me to report the violations to the Corporation Counsel for action.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m  
encl.

Call 62/63 - 134-15 Clark St.

May 20, 1963

cc: Corporation Counsel

Mr. Myron Finkelstein,  
19 Spruce Street

Dear Mr. Finkelstein:

This department is continuing to receive complaints about the use of the vacant land at this location for the parking of motor vehicles and the storage of junk automobiles. As explained to you several times previously, such a use is unlawful under the Zoning Ordinance. This also applies to the rear of the lot where a building was recently demolished. As owner of the property, it is your responsibility to see to it that any violations of this nature are prevented.

Since the property is located in an S-6 (Special Use) Zone, an off-street parking lot is allowable if authorized by the Board of Appeals. We will be glad to explain the appeal procedure you require. In this instance, it is necessary that you take whatever steps that may be needed to have the unlawful parking stopped and any and all junk cars removed from the premises.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

JSB/h

5/12/63 - Mr. Finkelstein reported junk cars had been removed from lot but asked permission to leave unlicensed cars which he owns and plans to get licensed permission. He says tenants of property which he owns on Spruce Street have wanted to have many signs. There are probably zoning rights for this use.

Inquiry - 158 Clark Street

May 27, 1960

Mrs. Ann D. Coyne  
16 Cushman Street

Dear Mrs. Coyne:

Your letter in regard to the property at rear 158 Clark Street has been received. I have personally visited the premises and find little, if anything, which comes under the control of either the Building Code or the Zoning Ordinance. The work covered by the building permit has been practically completed. Incidentally, a permit is valid indefinitely once work thereunder has been started and work is not discontinued for more than a five-month period.

I have talked with Myron Finkleman who manages the property for his mother, and have tried to pressure him into getting the work completed so that building can be occupied, as he wishes to do. He has promised to do his best and to proceed at once to make the building tight against entrance by unauthorized persons as well as to clear up the debris in the yard, but there is very little that I can do if he does not.

The building has been posted against occupancy by the Health Department until such time as it has been brought up to Housing Code standards and I believe that is what he is attempting to do. While the Fire Department can make the board up or otherwise make tight all openings to the building, as they have ordered him to do previously, no action can be taken by this department against the building as long as it is not structurally unsafe.

I can appreciate the problem involved as regards the children, but under existing laws there appears to be little more that can be done to alleviate the conditions that has been. The building has been on the list of those on which the Housing Code Violating Commission has been working for some time. We will continue to put pressure on Mr. Finkleman to proceed without delay with the repairs necessary to make the building ready for occupancy.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m



May 20, 1960.  
16 Cushman St.  
Portland, Me.

Dear Sir,

The proprietor of the unoccupied building at 158 Clark St. came to me this morning to complain that my son, age 4, and several other children were on his property, to please keep them off. This being Friday, a school day, apparently the other children playing in the area at 158 Clark street, were pre-school age. This being the case, I decided to write to you, as we have so intended for quite some time, to ask your advice and help.

Around the corner from Clark, on Cushman, to Lewis, there are 19 children, 10 of whom are pre-school age. Speaking for myself, it would indeed be a pleasure if I could keep my little boy away from their yards and home, as it has been a constant worry to myself and to the other mothers, I am sure. And though we do have spacious yards,

RECEIVED  
MAY 20 1960  
DEPT. OF JUSTICE  
COMM. ON UNEMPLOYMENT  
AND LABOR

- 2 -

plenty of toys, I imagine the children  
will continue to go around the corner  
as they did today. (I forbid my little  
boy to go there and he goes there, rarely.)

Having lived here 5 years, I feel  
it my duty to inquire what can be  
done to insure the safety of my boy,  
along with the other youngsters in  
the neighborhood. I would like to  
know how long a building permit  
is valid, as we have had to  
contend with their hazardous  
situation for the past 4 years.

Am listing a few of the more  
serious complaints below, hoping  
they will demand your attention.

1) Last year a cellar was being  
dug under house at 158 Clark St. — This  
took several months, during which  
time the area was completely open —  
and what likely filled with water  
during these rainy spells. — This  
year the cellar is completed, but  
no boards, screens or window coverings  
covering windows: completely open.

As I said above the house is un-occupied - so who would see or hear a child should they be in.

2) The yard is used for a parking lot, old tires, papers etc. left there. The children sometimes drag these out to clutter the neighborhood.

3) There is a heap of debris, left, from repairs to the house, - still in the yard, lumber with rusty nails, bricks papers. These, also, are taken out at times by the children - left in our neighborhood, and we pick them up to be carried away on <sup>regular</sup> collection day. Why can't the proprietor (whose name I do not know) put this rubbish out as we do?

I am banking you for taking the time to read this letter, and hoping you will be able to help me with the problem at 158 Clark St.

Yours sincerely,  
Ann R. Coyne  
16 Cushman St.

RECEIVED  
MAY 29 1960  
CHILDREN'S HOSPITAL  
DEPT. OF PEDIATRICS

156 - 158 600 to

Example 57/11

I make copy of plan  
removed from G. O. for  
further investigation.

~~11/16~~  
9/6

CITY OF PORTLAND  
HEALTH DEPARTMENT  
HOUSING DIVISION

Hyman Finkalsan  
19 Spruce Street  
Portland, Maine



April 27, 1953

Loc. 158 Clark Street  
Loc w/i S 8  
Bldg  Fire  Elec  Other  
Issued April 27, 1953  
Expires May 27, 1953

Dear Sir:

On February 26, 1953 an examination was made of the premises located at 158 Clark Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,  
Edward W. Colby, M.D.  
Health Director

By \_\_\_\_\_  
Housing Supervisor

### VIOLATIONS & SPECIFICATIONS

### Responsibility of Owner or Agent      \*\* Responsibility of Occupant

#### ## Plumbing

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a) Determine the reason and remedy the condition which is causing the toilet to leak in the bathroom of the first floor apartment.
- b) Determine the reason and remedy the condition which is causing the sink to plug up in the kitchen of the second floor apartment.

#### ## Electrical Equipment

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a) Disconnect and do not connect again. Be attention cord now running through the wall from the hall to the pantry in the second floor apartment.
- b) Install convenience outlets in all the rooms throughout the structure where there is a dangerous, excessive use of extension cords. Particular attention is directed to the pantry, living room, and bedroom of the first floor apartment and all the rooms of the second floor apartment.
- c) Repair or replace the defective fixture in the bedroom of the first floor apartment.
- d) Repair or replace the loose and defective fixtures and exposed wiring in all the rooms of the second floor apartment. Procure the services of some qualified person to do the work.
- e) Provide adequate artificial illumination in the cellar by installing an electric fixture.

#### ## Heating

- a) Install a cleanout door at the base of the chimney.
- b) Clean the chimney by removing and properly disposing of the soot.

#### ## Structural Repairs

Repair or replace and put in good order all dilapidated and hazardous parts of the structure as follows:

(OVER)

To: Housing Division, Health Department

From \_\_\_\_\_

Date \_\_\_\_\_

This is to inform you that deficiencies of which this Department has been notified, have been corrected to our satisfaction.

Remarks: \_\_\_\_\_

Loc. 158 Clark Street  
Loc w/i S 8  
Bldg  Fire  Elec  Other  
Issued April 27, 1953  
Expires May 27, 1953

Signature \_\_\_\_\_

(Please return to Housing Division of Health Department when corrections have been COMPLETED)

Structural Repairs continued

- a) Repair or replace the loose or missing plaster on the ceiling in the front hallway.
- b) Repair or replace the loose or missing plaster on the walls in the bedroom of the first floor apartment.
- c) Repair or replace the loose or missing plaster on the walls of the living room in the second floor apartment.
- d) Repair or replace the loose or missing plaster on the ceiling in the kitchen of the second floor apartment.
- e) Replace the missing window in the door leading to the front hallway.
- f) Putty the window in the back door leading to the second floor.
- g) Replace the broken window in the bathroom of the first floor apartment.
- h) Putty the loose windows in all the rooms of the first floor apartment.
- i) Replace the missing window panes and tighten the loose sashes in all the rooms of the second floor apartment.
- j) Determine the reason and remedy the condition which is now causing the floor under the stove in the kitchen of the first floor apartment to be uneven.
- k) Repair or replace the hole in the floor under the sink in the kitchen of the first floor apartment.
- l) Repair or replace the defective or missing locks on the kitchen and living room doors in the second floor apartment.
- m) Repair or replace the loose, broken or missing treads on the cellar stairs.
- n) Repair or replace the dilapidated and broken treads on the front outside stairway of the structure.
- o) Replace the missing drain pipe on the front of the structure.
- p) Repair or replace the loose or missing bricks on the foundation at the front of the structure.
- q) Repair or replace the dilapidated shed door.
- r) Repair or replace the loose and dilapidated door leading to the second floor.

§§\*\* Nuisance and Insanitary Conditions

Accomplish a general cleanup of that portion for which you are responsible of the yard and shed by removing and properly disposing of all tin cans, cubes, trash, litter, rubbish and debris.

§§\*\* Accomplish a general cleanup of that portion of the cellar for which you are responsible by removing and properly disposing of all trash, litter, rubbish and debris.

\*\* Provide yourselves with suitable, sufficient, water-tight, tightly covered, metal garbage and rubbish containers to receive the accumulations of garbage and rubbish and other waste materials during the intervals between collections.

§§ Take steps to rid the premises of all infestation and vermin. We suggest that you procure the services of some qualified person to do this work.

The above mentioned conditions are in violation of the City Ordinances "Minimum Standards for Continued Occupancy", "Authority to Vacate Buildings" and "Garbage and Rubbish Containers" and must be corrected on or before May 27, 1953.

We suggest that you have the building painted so as to protect the clapboards from rapid deterioration and also to protect your investment in the building. This is not an order, because painting is not required under the Housing Ordinances, but is a friendly gesture.

RECEIVED

APR 28 1953

DEPT OF BLD'G INSP.  
CITY OF PORTLAND