

108 Clark Street

NDP REHAB II



C I T Y O F P O R T L A N D

C O M P L I A N C E

January 21, 1980

CITY OF PORTLAND

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

Mr. Joel S. Freund  
108 Clark Street  
Portland, Maine 04102

Re: Premises located at 108 Clark Street NCP-NDP 57-C-15

Dear Mr. Freund:

A re-inspection of the premises noted above was made on 1/16/80  
by Housing Inspector Gough.

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 5/30/78.

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 January 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director  
Neighborhood Conservation And  
Inspection Services

By Lyle R. Noyes  
Lyle R. Noyes  
Housing Code Administrator

Inspector M. Gough

dld

OK  
 BY - HIG  
 DATE 4/24/79

April 24, 1979

Mr. Joal S. Freund  
 108 Clark Street  
 Portland, Maine 04102

Dear Mr. Freund: Re: 108 Clark Street - 57-C-15 - NDP

As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on April 19, 1979, by Housing Inspector Gough and, as a result, you are hereby ordered to correct the violations listed below on or before May 24, 1979.

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  
 Neighborhood Conservation

Inspector M. Gough By L. D. Noyes  
 M. Gough L. D. Noyes, Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE Section(s)

- 1. ~~SECOND FLOOR REAR HALL - ceiling - repair inoperative light fixture. 8-a~~
- 2. ~~CELLAR - stairs - replace broken stair treads. 3-d~~
- 3. ~~EXTERIOR WALLS - overall - repair or replace loose and broken siding. 3-a~~
- 4. ~~FOUNDATION - overall - point up foundation where necessary. 3-a~~
- 5. ~~FIRST AND SECOND FLOOR FRONT AND REAR EXTERIOR PORCHES - repair or replace the loose, rotted and missing sections of the porches. 3-c~~
- 6. First Floor  
~~LIVING ROOM - ceiling and walls - determine the reason and remedy the condition causing signs of leakage. 3-a~~
- 7. Second and Third Floors  
~~THIRD FLOOR RIGHT FRONT STOREROOM - determine the reason and remedy the condition causing signs of leakage. 3-a~~
- 8. ~~THIRD FLOOR LEFT REAR BEDROOM - window - determine the reason and remedy the condition causing signs of leakage. 3-a~~

ADMINISTRATIVE HEARING DECISION

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

Date January 10, 1979

Joel <sup>S</sup> Fround  
108 Clark Street  
Portland, Maine 04102

*108 Clark St*

Re: Premises located at 108 Clark Street, Portland, Maine BCP-NDP 57-C-15

Dear Mr. Fround:

You are hereby notified that ~~a reinspection and your request for additional time~~

on Jan. 5, 1979, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

~~yx~~ Expiration time extended to Feb. 5, 1979 in order to complete the work in progress to correct the remaining eight (8) Housing Code violations as shown 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. Fround  
M. Cough

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

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

Encl.

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1/10/79

Remaining Housing Code Violations to be corrected within time extension granted on attached "Administrative Hearing Decision" NOEC- May 30, 1978

108 Clark Street, Portland, Maine NCP-NDP 57-C-15

- \* 1. SECOND FLOOR REAR HALL- CEILING - repair inoperative light fixture. 8a
- 2. CELLAR STAIRS - replace broken treads. 3d
- 3. OVERALL WALLS - repair or replace loose, broken siding, overall exterior. 3a
- 4. FOUNDATION - OVERALL- point up the foundation where necessary, overall. 3a

FIRST FLOOR

- ~~5. LEFT REAR BEDROOM CEILING - repair the loose plaster. 3b~~
- \* 6. LIVING ROOM- CEILING & WALLS - repair - determine the reason and remedy the conditions causing leakage. 3a

SECOND & THIRD FLOORS

- 7. THIRD FLOOR- RIGHT FRONT STOREROOM - determine the reason and remedy the condition causing leakage. 3a
- \* 8. THIRD FLOOR- LEFT REAR BEDROOM WINDOW - determine the reason and remedy the condition causing leakage. 3a

\* WHEN MAKING YOUR REPAIRS FIRST PRIORITY SHOULD 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. 775-5457 to determine if any of the items listed above require a building or alteration permit.

NOTICE OF HOUSING CONDITIONS

DU 2

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

Ch.-Bl.-Lot: 57-C-15  
 Location: 108 Clark Street  
 Project: NCP-NDF  
 Issued: May 30, 1978  
 Expired: August 30, 1978

Joel Freund  
 108 Clark Street  
 Portland, Maine 04102

Dear Mr. Freund:

An examination was made of the premises at 108 Clark Street, Portland, Maine, by Housing Inspector Gough. 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 Aug. 31, 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 \_\_\_\_\_  
M. Gough

By [Signature]  
 Lyle D. Noyes  
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1.	<del>FIRST, SECOND &amp; THIRD FLOOR - FRONT HALL CEILING &amp; WALLS - repair or replace loose &amp; missing plaster.</del>	3b
2.	<del>SECOND FLOOR FRONT HALL - CEILING - repair inoperative light fixture.</del>	8a
3.	<del>SECOND FLOOR REAR HALL - CEILING - repair inoperative light fixture.</del>	8a
4.	<del>CELLAR - repair inoperative light switch.</del>	8a
5.	<del>SECOND FLOOR REAR SHED - STOOP - replace the rotted door stoop.</del>	3d
6.	<del>FIRST FLOOR REAR PORCH - repair or replace loose, missing, broken &amp; rotted treads, stringers, rails to all supports members of the 1st &amp; 2nd floor rear porches.</del>	3d 4a
7.	<del>CELLAR - repair the inoperative furnace.</del>	4c
8.	<del>REMOVE ALL - rid the premises of all infestation of flea. We suggest that you procure the services of a competent pest control operator to do the work.</del>	3d 4c
9.	<del>CELLAR STAIRS - replace the broken treads.</del>	4c
10.	<del>REAR PORCH - DEBRIS - Remove and properly dispose of the debris under the rear porch.</del>	3a
11.	<del>OVERALL WALLS - repair or replace loose, broken siding, overall exterior.</del>	3a
12.	<del>FOUNDATION-OVERALL - point up the foundation where necessary, overall.</del>	3b
<b>FIRST FLOOR</b>		
13.	<del>LEFT BR BEDROOM CEILING - repair the loose plaster.</del>	3a
14.	<del>LIVING ROOM-CEILING &amp; WALLS- repair- determine the reason and remedy the conditions causing leakage.</del>	3a

continued  
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FIRST FLOOR CONT.

- \* 15. KITCHEN WALL - repair the inoperative electrical outlet.

SECOND & THIRD FLOORS

- 16. PANTRY WINDOW - replace the missing counter balance cords allowing window sash to remain elevated when opened. 8c
- 17. PANTRY SINK - repair the leaking sink tap. 3c
- \* 18. KITCHEN CEILING - repair the loose light fixture. 6c
- 19. KITCHEN WALL - enclose the open flue vent. 3e
- 20. LEFT REAR BEDROOM WINDOW - secure glass by replacing points and/or reglazing. 4a
- 21. LEFT REAR BEDROOM WINDOW - " " " " " " " " 3c
- 22. LEFT REAR BEDROOM - replace counter balance cords allowing window sash to remain elevated when opened. 3c
- RIGHT REAR BEDROOM - CEILING & WALLS - repair the loose plaster. 3b
- 23. MIDDLE BEDROOM CEILING - repair the loose plaster. 3b
- 24. LIVING ROOM WINDOW - replace the missing counter balance cords allowing window sash to remain elevated when opened. 3b
- \* 25. LIVING ROOM WALL - repair the inoperative electrical outlet. 3c
- \* 26. RIGHT FRONT STOREROOM - repair the broken light fixture. 8e
- \* 27. THIRD FLOOR - RIGHT FRONT STOREROOM - determine the reason and remedy the condition causing leakage. 8e
- 28. THIRD FLOOR FRONT HALL CEILING - repair broken light fixture. 3a
- 29. " " " " " " " " - WINDOW - secure glass by replacing points and/or reglazing. 8e
- 30. " " " " " " " " - " " " " " " " " 3c
- \* 31. " " " " " " " " - CEILING - replace the broken light fixture. 8a
- 32. " " " " " " " " - WALL - determine the reason and remedy the condition causing leakage. 3c
- \* 33. " " " " " " " " - AND RIGHT REAR BEDROOMS - CEILING - remove the illegal wiring. 8e
- 34. " " " " " " " " - CEILING - repair inoperative light fixtures. 8e
- 35. " " " " " " " " - WINDOWS - secure glass by replacing points and/or reglazing. 3c
- 36. THIRD FLOOR RIGHT MIDDLE BEDROOM - RUBBISH - remove the rubbish and debris from the bedroom and properly dispose of it. 4a
- 37. " " " " " " " " - WINDOW - replace missing parting bead. 3c
- 38. " " " " " " " " - DOOR - replace missing knob. 3d
- 39. " " " " " " " " - REAR HALL STAIRS - repair the broken treads. 3d
- 40. THIRD FLOOR LEFT REAR BEDROOM WALL - replace the missing plaster. 4e
- 41. " " " " " " " " - WINDOW - replace the missing sash. 3b
- 42. " " " " " " " " - WINDOW - replace the counter balance cords allowing window sash to remain elevated when opened. 3c
- \* 43. " " " " " " " " - WINDOW - determine the reason and remedy the condition causing leakage. 3c
- \* 44. BATHROOM WINDOW - replace the broken glass. 3a
- \* 45. BATHROOM LAVATORY - repair the leaking lavatory cap. 3c
- \* 46. THIRD FLOOR RIGHT REAR BEDROOM WINDOW - replace the broken glass. 3c

\* WHEN MAKING YOUR REPAIRS FIRST PRIORITY SHOULD 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.



**REINSPECTION RECOMMENDATIONS**

LOCATION 106 Clark

PROJECT ABC

INSPECTOR gml

OWNER FREUND

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5-24	2-20-78				

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

DATE 4-8-80 MG ALL VIOLATIONS HAVE BEEN CORRECTED  POSTING RELEASE  
Send "CERTIFICATE OF COMPLIANCE"

4-27-79 MG SATISFACTORY Rehabilitation in Progress  
Time Extended To: W TX 2-5-79 + 5-1-79

Time Extended To: \_\_\_\_\_  
Time Extended To: \_\_\_\_\_

4-17-79 MG UNSATISFACTORY Progress  
Send "HEARING NOTICE" \_\_\_\_\_ "FINAL NOTICE"

"NOTICE TO VACATE" \_\_\_\_\_  
POST Entire \_\_\_\_\_  
POST Dwelling Units \_\_\_\_\_

6-29-79 MG UNSATISFACTORY Progress  
"LEGAL ACTION" To Be Taken

INSPECTOR'S REMARKS: still  
CD that work from CARIE 30 day OK on FN  
TO finish  
2 items left - legal action  
DATA REPAIR COMPLETED on rear wall  
good job done GML

INSTRUCTIONS TO INSPECTOR: \_\_\_\_\_





Inspection Services  
Samuel P. Hoffses  
Chief

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

September 24, 1992

Joel Freund  
12 Newman St  
Portland, ME 04103

Re: 108 Clark St  
CBL #: 057-C-015  
DU: 3

Dear Mr. Freund,

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred 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,

  
Kathy Lowe  
Code Enforcement Officer

  
S. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
P. Samuel Haffey  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

JULY 31, 1996

## CITY OF PORTLAND

FREUND, JOEL S  
12 NEWMAN ST  
PORTLAND, ME 04103

Re: 108 CLARK ST  
CBL: 057- C-015  
DU: 3

Dear Mr. Freund:

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. 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 reinspection 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 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,

*Amy Powers*

Amy Powers  
Code Enforcement Officer

*Tammy Munson*

Tammy Munson  
Code Enfc. Offr./ Field Supv.

## HOUSING INSPECTION REPORT

Location: 108 Clark St.

Housing Conditions Date: July 31, 1996

Expiration Date: September 29, 1996

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 - LEFT SIDE - 108.40  
BALUSTERS ARE INADEQUATE
2. INT - OVERALL - 113.50  
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT
3. EXT - THROUGHOUT - 108.10  
PROVIDE SCREENS WHERE REQUIRED
4. EXT & INT - 2ND FLR - 108.50  
REMOVE THE STOVE PIPE FROM THE WINDOW IMMEDIATELY

PRIORITY VIOLATION: #4

Inspection Services  
F. Samuel Hoffis  
Chief



Planning and Urban Development  
Joseph B. Gay Jr.  
Director

JULY 31, 1996

**CITY OF PORTLAND**

FREUND JOEL S  
12 NEWMAN ST  
PORTLAND ME 04103

Re. 108 CLARK ST  
CBL: 057- 3-015  
DU: 3

Dear Mr. Freund:

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. 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 reinspection 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 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,

Amy Powers  
Code Enforcement Officer

Tammy Munson  
Code Enfc. Cfr./ Field Supv.

## HOUSING INSPECTION REPORT

Location 108 Clark St  
Housing Conditions Date: July 31, 1996  
Expiration Date: September 29, 1996

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 - LEFT SIDE - 108.40  
BALUSTERS ARE INADEQUATE
2. INT - OVERALL - 113.50  
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT
3. EXT - THROUGHOUT - 108.10  
PROVIDE SCREENS, WHERE REQUIRED
4. EXT - & INT - 2ND FLR - 108.50  
REMOVE THE STOVE PIPE FROM THE WINDOW IMMEDIATELY

PRIORITY VIOLATION: # 4