

190 Lanforth Street

CL 03
9/20

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. William Hale
395 Spring Street
Portland, Maine 04101

DU 3

Ch. 57 Blk. K Lot 80
Location: 190 Danforth St.

Project: NCP-NDP
Issued: June 30, 1983
Expires: Sept. 30, 1983

Dear Mr. Hale:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 190 Danforth St., Portland, Maine by Code Enforcement Officer Merlin Leary. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 Sept. 30, 1983. 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 Code Standards.

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

Your cooperation will aid this Department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,
Joseph E. Cray, Jr., Director of
Planning & Urban Development

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

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. William Hale

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

190 Danforth Street, Portland, Maine 57-K-80 NDP Notice of Housing Conditions
DATED: June 30, 1983 EXPIRES: September 30, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	<u>SEC. (S)</u>
1. FRONT EXTERIOR - roof - rotted fascia board.	3-a
* 2. FIRST FLOOR REAR PORCH - floor - rotted decking.	3-b
3. FIRST AND SECOND FLOOR REAR PORCH - stairway - loose safety rails.	3-c
4. SECOND FLOOR REAR PORCH - stairway - missing railing.	3-d
5. SECOND FLOOR REAR - porch - rotted support columns.	3-d
6. THIRD FLOOR FRONT HALL - stairway - missing safety railing.	3-d
* 7. CELLAR - furnace - excessive soot.	9-c
* 8. FURNACE BOILER ROOM - missing fire door and self closure.	9-c
* 9. REAR EXTERIOR - wall - frayed service entrance cable.	8-e
* 10. SECOND FLOOR FRONT HALL - ceiling - broken plaster.	3-b
<u>BASEMENT</u>	
* 11. DWELLING UNIT - rodent infestation.	4-e
12. KITCHEN - window - inoperative sash.	3-c
* 13. KITCHEN - door - obstructed egress.	10 (2)
* 14. HALL AND BATHROOM - floors - sagging and rotted boards.	3-b
<u>FIRST & SECOND FLOOR</u>	
* 15. KITCHEN - ceiling - leaking.	3-b
* 16. BATHROOM - ceiling - inoperative light fixture.	8-e
17. SECOND FLOOR REAR BEDROOM - window - missing counterbalance cords.	3-c
<u>THIRD FLOOR</u>	
* 18. FRONT BEDROOM & KITCHEN - ceilings - leaking.	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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. William Hale
395 Spring Street
Portland, Maine 04101

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In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before Sept. 30, 1983. 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 Code standards.

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

By Lyle D. Loyes,
Inspection Services Division

Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. William Hale

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

190 Danforth Street, Portland, Maine 57-K-30 NDP Notice of Housing Conditions
DATED: June 30, 1983 EXPIRES: September 30, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

	SEC. (S)
1. FRONT EXTERIOR - roof - rotted fascia board.	3-a
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5. SECOND FLOOR REAR - porch - rotted support columns.	3-d
6. THIRD FLOOR FRONT HALL - stairway - missing safety railing.	3-d
* 7. CELLAR - furnace - excessive soot.	9-c
8. FURNACE BOILER ROOM - missing fire door and self closure.	9-c
* 9. REAR EXTERIOR - wall - frayed service entrance cable.	8-e
*10. SECOND FLOOR FRONT HALL - ceiling - broken plaster.	3-b
<u>BASEMENT</u>	
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12. KITCHEN - window - inoperative sash.	3-c
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<u>FIRST & SECOND FLOOR</u>	
*15. KITCHEN - ceiling - leaking.	3-b
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<u>THIRD FLOOR</u>	
*18. FRONT BEDROOM & KITCHEN - ceilings - leaking.	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.

Housing Inspection Division

1) Insp. Name M. L. 2020

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: (Chart 6)	6) Bl.	7) Lot	8) Census: Tra	9) Bldg.	10) Insp.	11) Form No.
12) House No.	13) Sec. H. No.	14) Suff.	15) Direct	16) Street Name	17) St. Design.				
18) Owner or Agent:								19) Status	20) Bldg's Rat.
21) Address:								22) City and State:	
23) D. Units								24) Occ. D. U. s	25) Rm. Units
26) Occ. F. U. s								27) No. Occupants	28) Com'l U.
29) Bldg. Type								30) Stairs	31) Con. Mat
32) O. Bs								33) C. H.	
34) Photo								35) Zoned For	36) Acc. Land Use
37) D. D.								38) Ads. Ad. Bldg. Fac.	39) Disp.
40) Closing Date									
Viol.									
No.	Remedy	Cond.	Violation Description				No.	Rem.	Date
1	RO	FR	FR LX RO 2 3A						
2	RO	FR	1 RE FR FI 2 3D						
3	LO	SR	1/2 RE PO SRN 2 3D						
4	MI	SR	2 RE PO SRN 2 3D						
5	RO	PO	2 RE PO 2 3D						
6	MI	SR	3 FR HA SRW 2 3D						
7	EX	FU	CE FU 2 9C						
8	MI	FR	FR 2 9C						
9	FR	EX	RE EX WA 2 8E						
10	FR	HA	2 FR HA 2 3D						

City of Portland

INSPECTION SERVICES DIVISION

Housing Inspection

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP.				3) FORM NO.																	
6/1/53				5				3																	
4) TENANT'S NAME				5) Flr #		6) Location		7) Rm. To		8) #Rm.		9) #Peo		10) #All'd		11) Slp									
D. A. U. 7				BR		DU		3		2		1													
12) Child Under 10		13) Child 1-6		14)		15) Rent		16) Rent Code		17) Furn		18) Heat		19) Hot Water		20) Dual Egress		21) Ck'ng		22) Lav		23) Bath		24) Flush	
						No								Y				TE		PL		PB		PI	
Viol No		Remedy		Cond		Violation		Location		Room Type		Area Type		Resp Party		Code Sect Violated		Violation Rem.-Date							
*1						Infiltration / inadequate						DU		2		4C									
*2				W		Sash				KI		WL		2		3C									
*13						Obstructed Exit				KI		DO		2		10(2)									
*14				SP RO		Boards				HA		Floor		2		7B									

City of Portland

INSPECTION SERVICES DIVISION DWELLING UNIT SCHEDULE

Housing Inspection

3) FORM NO

1) INSP DATE

2) TENANT'S NAME

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn

18) Heat

19) Hot Water

20) Dual Egress Area Type

21) Ck'ng Resp Party

22) Lav

23) Bath

24) Flush

Viol No

Remedy

Cond

Violation

*15
16
17

IN
M.

Leaking Ceiling
Light Fixture
Ceiling Water Cond

Location

KL
BE

CL
C
WI

2
2
2

3B
5C
3C

Code Sect Violated

Violation Rem. Date

Housing Inspection.

DWEI... SCHEDULE

[illegible]

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1-19-82	BY	Gogel	DISTRICT	Hubert
REQUEST BY	NAME	Lilly Talbot - 772-9717			
	ADDRESS	190 Danforth St.			
OWNER	NAME	Mrs. William Hall (773-7633)			
	ADDRESS	Spring St.			
CONDITIONS	ADDRESS	190 Danforth St. 3rd Fl. - Enter from rear.			
Insufficient heat. No hot water. No water at all at present.					
(Call between 8:00 & 9:00)					
COMMENTS	1-19-82. Complaint justified. <u>COVERS SENT</u>				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE



CITY OF PORTLAND

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

January 20, 1982

Mr. William Hale
395 Spring Street
Portland, Maine 04102

Re: 190 Danforth St. 57-K-80 NDP

Dear Mr. Hale:

We recently received a complaint and an inspection was made by Code Enforcement Officer Hubert Irving of the property owned by you at 190 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Heat less than 68 degrees fahrenheit in habitable rooms. (9-b)
2. No hot or cold water supply. 6-c

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 21, 1982.

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

By _____
Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Irving (4)

jmr

Corrected - 1-29-82 - 41

P31 0925523

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED -
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO		Re: 190 Danforth St. - Irving	
STREET AND NO.		Mr. William Hale	
PO, STATE AND ZIP CODE		395 Spring Street Portland, Maine 04102	
POSTAGE			
OPTIONAL SERVICES CHECK PRINTED FOR FEE	CERTIFIED FEE		
	SPECIAL DELIVERY		
	RESTRICTED DELIVERY		
	SHOW TO WHOM AND DATE DELIVERED		
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY		
RETURN RECEIPT SERVICE	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		
TOTAL POSTAGE AND FEES		\$	
POSTMARK OR DATE			

PS Form 3840, Apr. 1, 1977

From 321, Jan 1978

RE: 190 Danforth St. - Irving

SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)
☐ Show to whom and date delivered.....
☐ Show to whom, date and address of delivery.....
☐ RESTRICTED DELIVERY
Show to whom and date delivered.....
☐ RESTRICTED DELIVERY.
Show to whom, date, and address of delivery \$.....
(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
Mr. William Hale
395 Spring Street
Portland, Maine 04102

3. ARTICLE DESCRIPTION:
REGISTERED NO. CERTIFIED NO. INSUR D NO.
0925523
(Always obtain signature of addressee or agent)
I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent

4. DATE OF DELIVERY POSTMARK
1982

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

☆ GPO : 1979-300-469

PS Form 3811, Jan. 1975

1. SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)
☐ Show to whom and date delivered.....
☐ Show to whom, date and address of delivery.....
☐ RESTRICTED DELIVERY
Show to whom and date delivered.....
☐ RESTRICTED DELIVERY
Show to whom, date, and address of delivery.....
(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
Wedgewood Apartments
94 Park Avenue
Portland, Maine 04101

3. ARTICLE DESCRIPTION:
REGISTERED NO. CERTIFIED NO. INSURED NO.
0925520
(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent

4. DATE OF DELIVERY POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

★ GPO : 1975-300-459

Re: 66 Sherman St. - Leary

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



CITY OF PORTLAND

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

January 20, 1982

Mr. William Hale
395 Spring Street
Portland, Maine 04102

Re: 190 Danforth St. 57-K-80 NDP
Entire Structure

Dear Mr. Hale:

We recently received a complaint and an inspection was made by Code Enforcement Officer Hubert Irving of the property owned by you at 190 Danforth Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

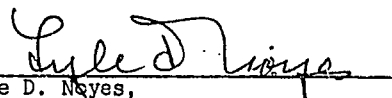
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2. No hot or cold water supply. 6-c

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 21, 1982.

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

By


Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Irving (4)

jmr

CERTIFICATE
OF
COMPLIANCE

August 11, 1978

CITY OF PORTLAND

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

Mr. William Hale
395 Spring Street
Portland, Maine 04102

Re: Premises located at 190 Danforth Street, Portland, Maine NCP-NDP 57-K-8

Dear Mr. Hale:

A re-inspection of the premises noted above was made on August 9, 1978
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 June 24, 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. Gough

M. Gough

VW

NOTICE OF HOUSING CONDITIONS

DU 3

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

William Hale
395 Spring Street
Portland, Maine 04102

Ch.-Bl.-Lot: 57-K-8
Location: 190 Danforth Street
Project: MCP-NDP
Issued: June 24, 1977
Expired: August 24, 1977

Dear Mr. Hale:

An examination was made of the premises at 190 Danforth 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 August 24, 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

M. Gough

By

Lyle D. Hayes
Chief of Housing Inspections

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

- * 1. SECOND FLOOR - FRONT HALL WALL - repair loose electrical outlet. 8a
- * 2. FIRST, SECOND & THIRD FLOOR - REAR PORCHES - repair or replace loose and rotted points, stringers, etc. and treads. 3d
- * 3. REAR WALL - repair loose main electrical service cable. 8a
- * 4. REAR CELLAR - enclose open junction box. 8a
- * 5. THIRD FLOOR FRONT - HALL STAIRS - provide adequate lighting. 10
- * 6. SECOND FLOOR - MIDDLE HALL STAIRS - correct the obstructed egress.. 10
- BASEMENT OVERALL

- * 7. BOILER ROOM - properly ventilate and fireproof the boiler room. 8c

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

174
190 Danforth Street

June 24, 1977

Mr. William Hale
395 Spring St.
Portland, Maine

C.C. Fire Chief
C.C. Housing Dept., Merlen Gough

Dear Mr. Hale:

A permit must be applied for at this office for a "change of use" from one to three family use, inasmuch as the records on file only indicate it as a single family dwelling.

The rear third story porch which is also used as an emergency means of egress from the third and second floor, needs repairs as follows:

1. The supporting columns at ground level are required to be supported by foundations at least four feet below grade so that the porch will not heave with the frost.
2. Two by six, full length members, should be nailed from the outer corners of the porch, at each level so that the porch will not pull away at the corners. Also two vertical 2x6's should be provided at the intermediate post so as to strengthen these two areas.
3. The inside emergency means of egress from the third floor shall be provided with lights so that a person exiting from the third floor will have his way well lighted to the exit-way discharge.
4. The boiler room is required to be enclosed in a two hour rated heater room. This means using two thicknesses of 5/8 firecode sheetrock taped and cemented between the joints on both sides of a wood stud partition. (24" clearance is required on all service sides.) The ceiling is also required to be two hour resistant.

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 6-22-77

TO: Marlen Gough, Housing Department

FROM: Earle S. Smith, Plan Examiner; Bldg. & Insp. Services

SUBJECT: 190 Danforth St

A permit must be applied for at this office for a "change of use" from one to three family use, inasmuch as the records on file only indicate it as a single family dwelling. This will legal the use.

The rear third story porch which is also used as an emergency means of egress from the third and second floor, needs repairs as follows:

1. The supporting columns at ground level are required to be supported by foundations at least four feet below grade so that the porch will not heave with the frost.
2. Two by six, full length members, should be nailed from the outer corners of the porch full length, at each level so that the porch will not pull away at the corners. Also, two vertical 2x6's should be provided at the intermediate post so as to strengthen these two areas.
3. The inside emergency means of egress from the third floor should be provided with lights so that a person exiting from the third floor will have his way well lighted clear to the exitway discharge.
4. The boiler room is required to be enclosed in a one hour rated heater room. This means using 5/8 firecode sheetrock taped and cemented between the joints, on both sides of the wood stud partition.
5. This office requires computation from a competent heating company showing that the oil burner will receive enough air for combustion and that superheated air, if any, will be exhausted therefrom.

This can be accomplished by a duct running from the outside from whence the combustion air must be taken. However, we do need the figures from a heating engineer.

Earle S. Smith
Earle S. Smith

BSS:k

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: June 22, 1977

TO: Mr. Lyle Noyes, Housing Department
Mr. Robert Brown, Building Inspector

FROM: Fire Prevention Bureau

SUBJECT: 190 Danforth Street

In order for this property to meet the requirements of the Fire Department the following provisions must be met:

1. Enclose the boiler room in basement apartment with a two (2) hour fire rated partition.
2. Clear all storage and furniture from hallways.
3. Place fire door, with self closer, at stairway leading to third floor.

Because this building is being occupied at this time; these provisions must be met within thirty (30) days of receipt of this letter.

Very truly,

James P. Collins
James P. Collins, Lieutenant
Fire Prevention Bureau

INSPECTOR

PROJECT

OWNER

FINAL NOTICE	
Issued	Expired
10/10/2010	10/10/2010

DATE _____

Send "CERTIFICATE OF COMPLIANCE"

"POSTING RELEASE"

Time Extended To:

Time Extended To:

Time Extended To:

Send "HEARING NOTICE"

" FINAL NOTICE"

'NOTICE TO VACATE'

POST Entire

POST Dwelling Units

UNSATISFACTORY Progress

"LEGAL ACTION" To Be Taken

INSPECTOR'S REMARKS:

INSTRUCTIONS TO INSPECTOR:

190 DANFORTH STREET

Housing

CBB
3/12/54
BSL

FOR YOUR INFORMATION

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law. (Code 1968, §307.1)

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section, such person shall be subject to a penalty as provided in section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED.

No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968 §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in section 1-15. (Code 1968, §307.24; Ord. No. 133-75, 2-19-75) (a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.)

New

RE: 190 Danforth St. 57-K-80 NDP - Sallie C. Ullman - owner

AS THE NEW OWNER of the above, we must inform you that SECTION 125 - RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Sallie C. Ullman
194 Danforth Street
Portland, Maine 04102

DJ 3

CH. 57 BLK. K LOT 80

LOCATION: 190 Danforth Street

PROJECT: NCP-NDP
ISSUED: March 12, 1984
EXPIRES: May 12, 1984

Dear Ms. Ullman:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 190 Danforth Street by Code Enforcement Officer Merlin Leary. 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 12, 1984. 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 any 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 Hoffses
P. Samuel Hoffses
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

LOCATION: 190 Danforth St. 57-K-80 NDP

OWNER: Sallie C. Ullman

ONE ENFORCING OFFICER: Merlin Leary (5)

HOUSING CONDITION: Mar. 12, 1984 DEFECTS: May 12, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE 10 OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC. (S)

1. FRONT EXTERIOR - roof - rotted fascia board. 108-1
- * 2. FIRST FLOOR REAR PORCH - floor - rotted decking. 108-4
3. FIRST AND SECOND FLOOR REAR PORCH - stairway - loose safety rails. 108-4
4. SECOND FLOOR REAR PORCH - stairway - missing railing. 108-4
5. SECOND FLOOR REAR - porch - rotted support columns. 108-4
6. THIRD FLOOR FRONT HALL - stairway - missing safety railing. 114-2
- * 7. CELLAR - furnace - excessive soot. 114-2
- * 8. FURNACE BOILER ROOM - missing fire door and self closure. 113-5
- * 9. REAR EXTERIOR - wall - frayed service entrance cable. 108-2
- * 10. SECOND FLOOR FRONT HALL - ceiling - broken plaster.

1. GEMENT

- * 11. DWELLING UNIT - rodent infestation. 109-5
12. KITCHEN - window - inoperative sash. 108-3
- * 13. KITCHEN - door - obstructed egress. 116-2
- * 14. HALL AND BATHROOM - floors - sagging and rotted boards. 108-2

FIRST & SECOND FLOOR

- * 15. KITCHEN - ceiling - leaking. 108-2
- * 16. BATHROOM - ceiling - inoperative light fixture. 113-5
17. SECOND FLOOR REAR BEDROOM - window - missing counterbalance cords. 108-3

THIRD FLOOR

- * 18. FRONT BEDROOM & KITCHEN - ceilings - leaking. 108-2

*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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 18 - 519

Sallie C. Ullman
194 Danforth Street
Portland, Maine 04102

DU 3

CH. 57 BLK. K LOT 80

LOCATION: 190 Danforth Street

PROJECT: NCP-NDP
ISSUED: March 12, 1984
EXPIRES: May 12, 1984

Dear Ms. Ullman:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 190 Danforth Street by Code Enforcement Officer Merlin Leary. 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 12, 1984. 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 any 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: [Signature]
P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

EXAMER: Sallie C. Ullman

LOCATION: 190 Danforth St. 57-K-80 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Mar. 12, 1984 . EXPIRES: May 12, 1984

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

	SEC. (S)
1. FRONT EXTERIOR - roof - rotted fascia board.	108-1
* 2. FIRST FLOOR REAR PORCH - floor - rotted decking.	108-4
3. FIRST AND SECOND FLOOR REAR PORCH - stairway - loose safety rails.	108-4
4. SECOND FLOOR REAR PORCH - stairway - missing railing.	108-4
5. SECOND FLOOR REAR - porch - rotted support columns.	108-4
6. THIRD FLOOR FRONT HALL - stairway - missing safety railing.	108-4
* 7. CELLAR - furnace - excessive soot.	108-4
* 8. FURNACE BOILER ROOM - missing fire door and self closure.	114-2
* 9. REAR EXTERIOR - wall - frayed service entrance cable.	114-2
* 10. SECOND FLOOR FRONT HALL - ceiling - broken plaster.	113-5
	108-2
<u>BASEMENT</u>	
* 11. DWELLING UNIT - rodent infestation.	
12. KITCHEN - window - inoperative sash.	109-5
* 13. KITCHEN - door - obstructed egress.	108-3
* 14. HALL AND BATHROOM - floors - sagging and rotted boards.	116-2
	108-2
<u>FIRST & SECOND FLOOR</u>	
* 15. KITCHEN - ceiling - leaking.	
* 16. BATHROOM - ceiling - inoperative light fixture.	108-2
17. SECOND FLOOR REAR BEDROOM - window - missing counterbalance cords.	113-5
	108-3
<u>THIRD FLOOR</u>	
* 18. FRONT BEDROOM & KITCHEN - ceilings - leaking.	
	108-2

*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.

New owners letter NOC
VOID

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Mr. William Hale
395 Spring Street
Portland, Maine 04101

DU 3

Ch. 57 Blk. K Lot 80
Location: 190 Danforth St.

Project: MCP-NDP
Issued: June 30, 1983
Expires: Sept. 30, 1983

Dear Mr. Hale:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 190 Danforth St., Portland, Maine by Code Enforcement Officer Merlin Leary. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 Sept. 30, 1983. 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 Code Standards.

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

Your cooperation will aid this Department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

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

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

Code Enforcement Officer - Merlin Leary (5)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. William Hale

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

190 Danforth Street, Portland, Maine 57-K-80 NDP Notice of Housing Conditions
DATED: June 30, 1983 EXPIRES: September 30, 1983

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

1. FRONT EXTERIOR - roof - rotted fascia board.
- * 2. FIRST FLOOR REAR PORCH - floor - rotted decking.
3. FIRST AND SECOND FLOOR REAR PORCH - stairway - loose safety rails.
4. SECOND FLOOR REAR PORCH - stairway - missing railing.
5. SECOND FLOOR REAR - porch - rotted support columns.
6. THIRD FLOOR FRONT HALL - stairway - missing safety railing.
- * 7. CELLAR - furnace - excessive soot.
- * 8. FURNACE BOILER ROOM - missing fire door and self closure.
- * 9. REAR EXTERIOR - wall - frayed service entrance cable.
- * 10. SECOND FLOOR FRONT HALL - ceiling - broken plaster.

SEC. (S)

2nd 108-1
3rd 108-4
3rd 108-4
3rd 108-4
3rd 108-4
3rd 108-4
3rd 114-2
3rd 114-2
3rd 113-5
3rd 108-2

BASEMENT

- * 11. DWELLING UNIT - rodent infestation.
12. KITCHEN - window - inoperative sash.
- * 13. KITCHEN - door - obstructed egress.
- * 14. HALL AND BATHROOM - floors - sagging and rotted boards.

2nd 108-5
3rd 108-3
1st 116-2
3rd 108-2

FIRST & SECOND FLOOR

- * 15. KITCHEN - ceiling - leaking.
- * 16. BATHROOM - ceiling - inoperative light fixture.
17. SECOND F' OR REAR BEDROOM - window - missing counterbalance cords.

3rd 108-2
3rd 113-5
3rd 108-3

THIRD FLOOR

- * 18. FRONT BEDROOM & KITCHEN - ceilings - leaking.

2nd 108-7

*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.

REINSPECTION RECOMMENDATIONS

INSPECTOR Leary

LOCATION 19-11-1
PROJECT L4
OWNER 11-1-1

PROJECT 44

OWNER

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5-21-62	6-2-62				

A reinspection was made of all units on 5-21-62.

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

DATE	ALL VIOLATIONS
------	----------------

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" _____	
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____	_____ "FINAL NOTICE"
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____	
10-11-83	INSPECTOR'S REMARKS: <i>Contacted Mr. Duke. Mr. Thompson sett down is negotiating to buy property.</i>	
	INSTRUCTIONS TO INSPECTOR: _____	

ADMINISTRATIVE DECISION

City of Portland
Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Ext. 311 - 318

Date June 6, 1984

Ms. Sallie C. Ullman
194 Danforth Street
Portland, Maine 04102

Re: Premises located at 190 Danforth St. 57-K-80 NDP

Dear Ms. Ullman:

You are hereby notified that a reinspection and your request for additional time on May 15, 1984, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

X Expiration time extended to July 19, 1984 in order to complete the work in progress to correct the remaining 11 Housing Code violations as listed on attached Notice of Housing Conditions.

 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 of
Planning & Urban Development

By [Signature]
P. Samuel Hoffses,
Chief of Inspection Services

In Attendance:

Ms. Ullman
Merlin Leary

Encl.

jmr

HOUSING INSPECTION REPORT

3-21-84
10 AM

INSPECTOR: Sallie C. Ullman

LOCATION: 190 Danforth St. 57-K-80 NDP

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Mar. 12, 1984 , EXPIRES: May 12, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE 17 OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	SEC. (S)
1. FRONT EXTERIOR - roof - rotted fascia board.	108-1
* 2. FIRST FLOOR REAR PORCH - floor - rotted decking.	108-4
3. FIRST AND SECOND FLOOR REAR PORCH - stairway - loose safety rails.	108-4
4. SECOND FLOOR REAR PORCH - stairway - missing railing.	108-4
5. SECOND FLOOR REAR - porch - rotted support column.	108-4
6. ✓ THIRD FLOOR FRONT HALL - stairway - missing safety railing.	108-4
* 7. CELLAR - furnace - excessive soot.	114-2
* 8. ✓ FURNACE BOILER ROOM - missing fire door and self closure.	114-2
* 9. ✓ REAR EXTERIOR - wall - frayed service entrance cable.	113-5
* 10. ✓ SECOND FLOOR FRONT HALL - ceiling - broken plaster.	108-2
BASEMENT	
* 11. DWELLING UNIT - rodent infestation.	109-5
12. KITCHEN - window - inoperative sash.	108-3
* 13. KITCHEN - door - obstructed egress.	116-2
* 14. HALL AND BATHROOM - floors - sagging and rotted boards.	108-2
FIRST & SECOND FLOOR	
* 15. ✓ KITCHEN - ceiling - leaking.	108-2
* 16. ✓ BATHROOM - ceiling - inoperative light fixture.	113-5
17. ✓ SECOND FLOOR REAR BEDROOM - window - missing counterbalance cords.	108-3
THIRD FLOOR	
* 18. ✓ FRONT BEDROOM & KITCHEN - ceilings - leaking.	108-2

*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.

ADDITIONAL VIOLATION TO BE ADDED:

1. FRONT - porch - loose tread on stairs. 108-4

Inspection Services
P. Samuel Hatters
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JULY 25, 1996

CITY OF PORTLAND

FINK ARTHUR J
190 DANFORTH ST
PORTLAND ME 04102

Re: 190 DANFORTH ST
CBL: 057- K-008
DU: 3

Dear Mr. Fink:

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. We did, however, note the following items that could cause future problems:

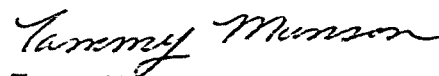
1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

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,


Amy Powers
Code Enforcement Officer


Tammy Munson
Code Enic. Offc./ Field Supv.

Inspection Services
P. Samuel Hoffman
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JULY 25, 1996

CITY OF PORTLAND

FINK ARTHUR J
190 DANFORTH
PORTLAND, ME 04101

Re: 190 DANFORTH ST
CBL: 057- K-008
DU: 3

Dear Mr. Fink:

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. We did, however, note the following items that could cause future problems:

1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

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,


Amy Powers
Code Enforcement Officer


Tammy Munson
Code Enfc.Offc./ Field Supv.

