

RICHARDSON, HILDRETH, TYLER & TROUBH

HARRISON L. RICHARDSON
HORACE A. HILDRETH, JR.
WILLIAM K. TYLER
WILLIAM B. TROUBH
ROBERT L. HAZARD, JR.
EDWIN A. HEISLER
ROBERT E. NOONAN
S. PETER MILLS
RONALD D. RUSSELL
JOHN S. WHITMAN
ROBERT J. PIAMPANO
RICHARD J. KELLY
WENDELL G. LARGE
RICHARD A. JOYCE

ATTORNEYS AT LAW
465 CONGRESS STREET
PORTLAND, MAINE 04101

AREA CODE 207
774 5821

July 24, 1979

Mr. Lyle D. Noyes
Housing Inspector
Portland City Hall
389 Congress Street
Portland, Maine 04101

Re: City of Portland v. Lawrence Bianchi and The
Codman Co., Inc.

Dear Mr. Noyes:

Please be advised that The Codman Co., Inc. has not been involved with the maintenance and operation of the Danforth Heights housing development for several years. Therefore, the City's complaint for certain code violations should be dismissed as to The Codman Co., Inc. and its President, Lawrence Bianchi.

The Danforth Heights project was constructed in the early 1970's by the duly organized Limited Partnership of Codman-Portland, Ltd. The Codman Co., Inc. was, at the time of organization, the General Partner of the Partnership, and Mr. Jay R. Schochet and Schochet-Portland, Inc., among others, were Limited Partners.

By an agreement of November 20, 1974, the Certificate and Limited Partnership Agreement was amended. By this amendment, The Codman Co., Inc. retired as General Partner of the Limited Partnership, and Jay R. Schochet and Schochet-Portland, Inc. were substituted as General Partners. Also, the name of the Limited Partnership was changed to Codman-Portland Associates.

From the time that they became General Partners, Jay R. Schochet and Schochet-Portland, Inc. have been responsible for the control, operation and maintenance of the Danforth Heights development. The Codman Co., Inc. has been out of the picture since that time. As General Partners, Mr. Schochet and Schochet-Portland, Inc. must bear the responsibility for any code violations found to exist at Danforth Heights. Since The Codman Co., Inc. is not now associated with the development and has not been associated with it for several

Mr. Lyle D. Noyes
July 24, 1979
Page Two

years, the Company and its President, Lawrence Bianchi, cannot be held responsible for any alleged code violations beginning April 27, 1979.

We hope that this misunderstanding has been cleared up, and that the Complaint will be dismissed as to The Codman Co., Inc. and Lawrence Bianchi.

Thank you for your attention to this matter. If you have any questions, please call me at this office.

Sincerely,


William B. Trough

WBT/ec

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Sincerely,


William B. Trough

WBT/ec

DANA W. CHILDS
WILLIAM E. MCKINLEY
RICHARD S. EMERSON, JR.
RODERICK R. ROVZAR

TELEPHONE
207 773 5475
P. O. BOX 41
WOODFORDS STATION

CHILDS MCKINLEY EMERSON & ROVZAR
ATTORNEYS AT LAW
522 DEERING AVENUE
PORTLAND, MAINE 04103

July 17, 1979

COPY

Patricia A. Caron, Clerk
NINTH DISTRICT COURT
P. O. Box 412, DTS
Portland, Maine 04112

Re: City of Portland vs. Jay
Schochet and The Codman Co., Inc.

Dear Mrs. Caron:

Kindly enter my appearance on behalf of
the above defendants who are due to appear on
Friday, July 27, 1979, at 9:00 a.m. in your
Court.

My clients deny any wrongdoing in this
matter and would ask that the case be assigned
for hearing.

Very truly yours,

Richard S. Emerson, Jr.

RSE/mp

cc: Jay Schochet
M. Gough, Housing Inspector

STATE OF MAINE
CUMBERLAND, ss.

DISTRICT COURT
DISTRICT Nine
DIVISION of Southern
Cumberland
Civil Violation

CITY OF PORTLAND,)
Plaintiff)
V.)
JAY SCHOCHET,)
Defendant and)
THE CODMAN CO., INC.)
Defendant)

CITATION AND COMPLAINT FOR VIOLATION OF
CITY OF PORTLAND MUNICIPAL ORDINANCE
CHAPTER 307, MINIMUM STANDARDS FOR HOUSING

To the Defendant^s JAY SCHOCHET AND THE CODMAN CO., INC. :

This citation and complaint constitutes a commencement of a lawsuit by the Plaintiff against you for the collection of a fine of not less than \$50.00 and not more than \$1,000.00 for each day's alleged violation, pursuant to Portland Municipal Code Section 307.2. The alleged violation occurred on the 27th day of April, 1979, and ~~consisted of~~ continued through the 2nd day of July, 1979, and consisted of failure to correct Housing Code violations at the Codman-Danforth Heights Housing Project within a reasonable time after being so ordered by the Health Officer*, The Codman Co., Inc. being owner of record of the property and Jay Schochet being agent of the Codman Co., Inc. exercising care and management of the property within the meaning of Chapter 307.

You are directed to appear in the said District Court at 142 Federal Street, Portland, Maine on the 27th day of July, 1979, at 9:00 o'clock in the A.M. to answer the above allegations orally.

IMPORTANT WARNING: FAILURE TO APPEAR AS DIRECTED HEREIN, CONSTITUTES A CLASS E CRIME AND MAY RESULT IN THE ISSUANCE OF A WARRANT OF ARREST. IN ADDITION, IF YOU FAIL TO ANSWER AT THE TIME STATED ABOVE, OR IF YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A DEFAULT MAY BE ENTERED BY THE CLERK AND JUDGMENT ENTERED THEREON. IF THIS OCCURS, YOUR EMPLOYER MAY BE ORDERED TO PAY PART OF YOUR WAGES TO THE PLAINTIFF, OR YOUR PERSONAL PROPERTY, INCLUDING BANK ACCOUNTS AND YOUR REAL ESTATE MAY BE TAKEN TO SATISFY THE JUDGMENT. DO NOT FAIL TO ANSWER AT THE SPECIFIED TIME.

If you believe that you have not committed the civil violation alleged herein, you should talk to a lawyer. If you feel you cannot afford to pay a fee to a lawyer, you may ask the office of the Clerk of District Court at the Cumberland County Courthouse or any other County Courthouse for information as to places where you may seek legal assistance.

Dated at Portland this 3rd day of July, 1979

* As defined in
Municipal Codes

PATRICIA CARON, CLERK OF THE NINTH
DISTRICT COURT.

STATE OF MAINE
CUMBERLAND, ss.

DISTRICT COURT
DISTRICT Nine
DIVISION of Southern
Cumberland
Civil Violation

CITY OF PORTLAND)
Plaintiff)
V.)
LAWRENCE BIANCHI, Defendant and)
THE CODMAN CO., INC.,)
Defendant)

CITATION AND COMPLAINT FOR VIOLATION OF
CITY OF PORTLAND MUNICIPAL ORDINANCE
CHAPTER 307, MINIMUM STANDARDS FOR HOUSING.

To the Defendants LAWRENCE BIANCHI AND THE CODMAN CO., INC.

This citation and complaint constitutes a commencement of a lawsuit by the Plaintiff against you for the collection of a fine of not less than \$50.00 and not more than \$1,000.00 for each day's alleged violation, pursuant to Portland Municipal Code Section 307.2. The alleged violation occurred on the 27th day of April, 1979, and ~~was~~ continued through the 2nd day of July, 1979, and consisted of failure to correct Housing Code violations at the Codman-Danforth Heights Housing Project within a reasonable time after being so ordered by the Health Officer*, The Codman Co., Inc. being owner of record of the property and Lawrence Bianchi being President of the Codman Co., Inc. exercising care and management of the property within the meaning of Chapter 307.

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Dated at Portland this 3rd day of July, 1979

* As defined in
Municipal Codes

PATRICIA CANON, CLERK OF THE NINTH
DISTRICT COURT



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF
NEIGHBORHOOD CONSERVATION

July 3, 1979

SHERIFF'S DEPARTMENT, SUFFOLK COUNTY
Boston, Massachusetts

Dear Sirs:

Enclosed are two citations we wish served on JAY SCHOCHET, 720 Statler Office Building, 20 Providence Street, Boston and LAWRENCE BIANCHI, 46 Chestnut Street, Boston.

Please bill us for your charges for this service.

Thank you.

Very truly yours,

BURTON G. MACISAAC
Assistant Chief, Housing Division

The Commonwealth of Massachusetts

Secretary of the Commonwealth
1 ASHBURTON PLACE, BOSTON, MASS. 02108
ANNUAL REPORT OF CONDITION

MASSACHUSETTS
CORPORATION
FILING FEE \$ 35

We, the undersigned LAWRENCE A. BIANCHI, EDWARD R. HADDAD
President or Vice President Treasurer or Assistant Treasurer
and WILLIAM A. COTTER, JR.

being a majority of the directors of the corporation named below, in compliance with the General Laws, Chapter 156B, hereby certify that:

- The exact name of the corporation is THE CODMAN COMPANY INC.
 - Federal Identification No. 04-2479138
 - The location of its principal office in Massachusetts is _____
211 CONGRESS BOSTON
Number Street City or Town
- Note: If the corporation is organized to do business wholly outside Massachusetts, give the location of its principal office outside Massachusetts.

Number Street

City or Town State Zip
- The name and address of its resident agent, if any, is _____
 - The date of the end of its last fiscal year was DECEMBER 31, 1975
(Month) (Day) (Year)
 - The capital stock of each class as of the end of its last fiscal year was as follows:

CLASS OF STOCK	PAR VALUE PER SHARE <small>If no par. so state</small>	TOTAL AUTHORIZED		TOTAL ISSUED AND OUTSTANDING
		Number of Shares	Total Par Value	Number of Shares
PREFERRED.....				
COMMON.....	NO PAR	6,750		6,750

- The names and addresses of the officers specified below and of all the directors of the corporation, and the date at which the term of office of each expires, are as follows:—

NAME OF OFFICE	NAME	DOMICILE City or Town, Number, Street	Expiration of Term of Office
President	LAWRENCE A BIANCHI	46 CHESTNUT ST., BOSTON	
Treasurer	EDWARD R HADDAD	19 ARDLEY ROAD, WINCHESTER	
Clerk	WILLIAM A COTTER JR.	9 WEST HILL PLACE, BOSTON	
Directors	LAWRENCE A BIANCHI	SAME AS ABOVE	JULY 12 76
	EDWARD R HADDAD	SAME AS ABOVE	082835
	WILLIAM A COTTER JR	SAME AS ABOVE	
	JOHN CODMAN	741/PINCKNEY ST., BOSTON	
	ERNEST M. HADDAD	CLOVER ROAD, WELLESLEY	

8. The statement of the assets and liabilities of the corporation as of said fiscal year ending is as follows:
(Footnotes, if any, should appear on Page 4)

ASSETS		LIABILITIES AND STOCKHOLDERS' EQUITY	
CURRENT ASSETS:	\$	CURRENT LIABILITIES:	\$
Cash	30,024	Current installments of long term debt	2,000
Notes and accounts receivable Less reserves of \$	6,302	Notes payable	156,596
Marketable securities		Accounts payable	113,173
Inventories		Accrued expenses	
Prepaid expenses		Accrued Federal Income Taxes	
Other current assets		Other current liabilities	
UTILITY DEPOSITS	1,400	SECURITY DEPOSITS	1,688
REAL ESTATE TAX		ESCROW DEPOSITS HELD	
ESCROW	1,145	ON SALES & LEASES	38,466
CASH RESTRICTED FOR PAYMENT TO PROPERTY OWNERS	465,225	DUE TO PROPERTY OWNERS	465,225
ESCROW ON SECURITY DEPOSITS	40,154		
TOTAL CURRENT ASSETS:	544,250	TOTAL CURRENT LIABILITIES:	777,148
Investments in and advances to related companies	200	Long-term debt, less current installments	96,167
		OTHER LONG-TERM LIABILITIES:	
FIXED ASSETS:			
Real estate	130,434		
Machinery and equipment	117,992		
Furniture and fixtures			
Leasehold improvements	23,481		
Other AUTO'S	22,925		
		Total liabilities	873,315
		STOCKHOLDERS' EQUITY	
		Preferred stock \$ ___ par value	
		Authorized ___ shares	
		Iss ___ shares	
		Common stock \$ <u>0</u> par value	
Less accumulated depreciation and amortization	(106,863)	Authorized 6750 shares	
NET FIXED ASSETS:	187,969	Issued 6750 shares	20,000
		Other (describe) _____	
OTHER ASSETS (describe)			
		Capital surplus	54,230
		Retained earnings (deficit)	(204,987)
		Treasury stock 2700 shares	(10,139)
		Stockholders' Equity	(140,896)
TOTAL ASSETS	\$ 732,410	TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	\$ 732,419

IN WITNESS WHEREOF AND UNDER THE PENALTIES OF PERJURY we hereto sign our names
this 23rd day of June, 19 76

(President or Vice President, Treasurer or Assistant Treasurer, and majority of Directors
sign in space below. Write first name in full)

Louise M. Bunch President John Gordon Treasurer
Vice President Assistant Treasurer

Majority of Directors

Louise M. Bunch
John Gordon

SECTION 109A. Such report of a corporation which shows total assets in excess of one million dollars shall be accompanied by a written statement by an auditor which shall be attached to and form a part of such report.

WE, the officers who signed the foregoing report of condition of _____
_____ hereby certify that _____

who executes the following statement, was duly selected as auditor for said corporation to make the report for the fiscal year ended _____, in accordance with the provisions of General Laws, Chapter 156B, Section 111.

_____, 19_____

President
Vice President

Treasurer
Assistant Treasurer

AUDITORS' STATEMENT

To the Board of Directors of _____:

(I) (We) have examined the statement of assets and liabilities of _____ (a Massachusetts corporation) as of _____. (My) (Our) examination was made in accordance with generally accepted auditing standards, and accordingly included such tests of the accounting records and such other auditing procedures as (I) (We) considered necessary in the circumstances.

In (my) (our) opinion, the accompanying statement of assets and liabilities presents fairly the financial position of _____ as of _____, in conformity with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

_____, 19_____

Auditor(s)

Reports must be filed within six months after the close of the corporation's fiscal year as required by Chapter 156B, Section 109. Failure to file within the time required by law may result in penalties and forfeitures pursuant to Chapter 156B.

5/31/79

MEMO TO REQUEST LEGAL ACTION

Date 5-31-79

TO: David Lourie, Assistant Corporation Counsel

FROM: Lyle D. Noyes, Chief of Housing Inspections

SUBJECT: Request for legal action. against Jay Schochet

720 Statler Office Bldg, 20 Providence St., Boston, Mass. 02116,

regarding Danforth Heights-Codman Housing Project, 48 Salem St.

FACTS CONSTITUTING VIOLATIONS:

Overall roof leaks, violation of 3-a

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. Order dated 3-12-78
2. Numerous re-inspections (See enclosed packet of correspondence and data.)
3. Latest re-inspection 5-25-79
4. _____
5. _____

WITNESS:

M. Gough

May 23, 1979

Mr. Charles Pace
HUD Services Office
275 Chestnut Street
Manchester, N. H. 03103

Dear Charles:

Enclosed are copies of recent housing inspection complaints on the Danforth Heights project. The Housing Inspector assigned to this case informs me that the only outstanding problem is that which is connected with the leaks in the apartments, which are identified on the September, 1978 violation list.

Schochet Associates continue to be responsible for the correction of these violations. We have not made a complete inspection of the building. Whenever a tenant calls with a complaint our office follows up. The major problem continues to be the leakage resulting from the roof.

We look forward to working with you to resolve the problems connected with the project.

Sincerely,

Joseph E. Gray, Jr., Director
Neighborhood Conservation Program

Enclosures
JEG/ehw

May 10, 1979

CODMAN-DANFORTH PROJECT CALLS:

INSPECTOR- GOUGH

DATE	PURPOSE	INSPECTED		ACTION
		STRUCTURE	DWELLINGS	
9/7/78	Complaint Investigation	1	18	List of Defects
10-13	Reinspection	1	5	Time Extension
10-27	"	1	2	" "
11-6	"	1	5	" "
11-8	"	1	2	" "
11-14	"	1		" "
11-15	"	1	2	" "
11-16	"	1	1	" "
1-5-79	Complaint Investigation	1	10	Orders outstanding
1-8	Reinspection	1	3	Time Extension
1-10	"	1		Incomplete reinspection
1-11	"	1	2	Time Extension
1-15	"	1	2	" "
1-17	"	1		" "
1-23	"	1	6	" "
1-29	"	1	3	" "
2-5	"	1	2	" "
2/13	"	1	3	" "
2-14	"	1	2	One leak left in 2nd floor middle rear hall closet- contractors coming back the 20th or 21st to repair that leak.
2-23	"	1	2	No leak reoccurrence with light rain on the 22nd. Will reinspect next heavy rain.

continued

May 10, 1979

CODMAN-DANFORTH PROJECT CALLS CONT.
INSPECTOR-GOUGH

DATE	PURPOSE	INSPECTED		ACTION
		STRUCTURE	DWELLINGS	
3-5-79	Common Area Inspection	1		Sent list of defects - 8 violations light rain - leak not as bad but still persists in Middle Rear Halls. Goodall Roofing Co., working on next bldg. and will be back to repair on 3-7-79. Goodall Roofing left for another roof emergency - will return 3-9. Goodall didn't return - new local roof will be hired immediately to complete 3-16. Entire rear hall roof now heavily coated with tar. Time Extension until next rainstorm. First heavy rain, still leaks but not as bad. Contacted J. Timmons again on 4/30/79. Stated he would immediately hire local roofers to finish repairing roof. Seven days Time Extension. Fair attempt was made. Told Mr. Timmons if roof was not repaired will reinspect after next heavy rain.
3-6-79	Reinspection	1		
3-7-79	"	1		
3-9-79	"			
3-16	"	1		
4-27	"	1		

May 8, 1979

Ms. Mary Gage.
65 Summer Street
Apartment 104C
Portland, Maine 04102

Dear Ms. Gage:

Thank you for your recent letter inviting me to attend a meeting of your Tenants Association on Monday, May 21, 1979, to review the conditions at the Codman Danforth Housing Development.

Unfortunately I will not be able to attend the meeting on that evening as it is the City Council Meeting date and I have agenda items which require my attendance at the Council meeting that evening.

I have asked Lyle Noyes, Director of our Housing Inspection Program, who is familiar with the conditions at the Danforth Street project, to attend in my place.

Sincerely,

Joseph E. Gray, Jr., Director
Neighborhood Conservation Program

cc: Lyle Noyes
JEG/ahw

Ms. Mary Gage
65 Summer Street, 104C
Portland, Maine 04102
May 4, 1979

Joseph Gray, Jr.
Director of Neighborhood Conservation
Room 315
City Hall
Portland, Maine 04101

Dear Mr. Gray,

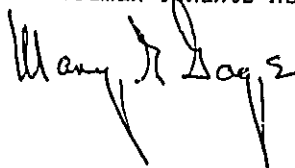
The Board of Directors, a newly elected board for the Codman Tenants Association, seek to strengthen the Codman Tenants Association in its unity with all residents of Codman-Danforth Heights on the basis of common needs. In the past, management has reneged on important promises while city officials seemingly lacked necessary influence upon federally subsidized and privately owned 236 Housing. Now we establish as our platform that the Board of Directors act as negotiating agent for the Codman Tenants Association on primary issues: Chapter 241 Loan Application priorities for housing repairs; future rent increases; individual housing inspections as well as general inspections (i.e., hallways, common areas, roofing, physical plant, etc.) and correspondence between city officials and Schochet Associates, Federal Management or any other agent for the Codman-Danforth Heights Development with respect to such inspections.

Specifically, the Board of Directors for the Codman Tenants Association seek negotiations with Edward Brice and J.R. Schochet on those repair demands existing since last May, including the intercom systems, locks on doors and roofing covered by the release of Reserve Fund monies. The informed presence of regional H.U.D. officials, Joseph Gray of the Portland Neighborhood Conservation Department and Larry Benoit from Senator Muskie's office during negotiations is herein requested.

Such meeting is to be held at the Reiche School in Portland, a closed meeting in the Teachers' Lounge, on Monday, May 21st, at 7:00 p.m. Please confirm your attendance in writing.

Sincerely,

Mary Gage
The Codman Tenants Association



X
March 14, 1979

Federal Management Co., Inc.
720 Statler Office Bldg.
20 Providence Street
Boston, Mass. 02116
Atten: Mr. Jay Schochet & Mr. Edward Rice

Dear Sirs: Re: 48 Salem Street, Portland, Maine NCP-XE 58-A-13

A recent inspection was made by Housing Inspector Gough of the property owned by you at 48 Salem Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. SIXTH FLOOR-RIGHT REAR EXTERIOR WALL - replace missing siding. 3a
2. FIRST & SECOND FLOORS- RIGHT MIDDLE HALL WINDOWS- replace broken glass. 3c
3. FIRST FLOOR LEFT FRONT-EXTERIOR WALL- replace broken downspout. 3a
4. THIRD FLOOR RIGHT- HALL WALL - repair broken emergency lights. 8e
5. SECOND & SIXTH FLOORS- MIDDLE HALL WALLS - replace missing plaster. 3b
6. BASEMENT & 1- CLOSET WALL-BEDROOM- repair leak in the rear bedroom. 3a

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 April 14, 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


Lyle D. Noyes,

February 23, 1979
65 Summer Street
Portland, Maine 04102

Mr. Lyle Noyes
Housing Department
Portland City Hall
389 Congress Street
Portland, Maine 04101

Dear Mr. Noyes,

We have just received from your office a one-page document concerning housing inspections in the Codman-Danforth Heights Development. The information, or, rather, the lack of it is definitely not adequate for our purposes. We would like to make another request for information. Perhaps Mr. O'Malley did not make himself clear as to what exactly it is that we want.

The following is a list of specific information we are requesting:


1. Copies of all individual housing inspections including apartment numbers, specific violations, progress reports and any other pertinent material;
2. Copies of inspection reports for general inspections, i.e. hallways, common area, roof, physical plant, etc.;
3. Copies of all correspondence between your office and Schochet Associates, Federal Management or any other agent for the Codman-Danforth Heights Development.

We feel that the situation in Codman-Danforth Heights is deplorable and that Schochet Associates are not acting in good faith. We will be setting up negotiations with them in the near future.

Mr Roderick of the Tenants Steering Committee for the Codman Tenants Association will present this letter to your office. If you have any questions please direct them to him.

We would appreciate your prompt attention to this request.

Sincerely,


Steering Committee
Codman Tenants Association

cc: Tom Kelly
Mary Gage

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: A. J. Wilson, City Manager

DATE: 2/14/79

FROM: Lyle D. Noyes, Chief of Housing Inspections
Neighborhood Conservation

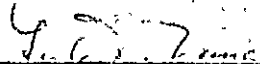
SUBJECT: Housing Conditions at the Danforth Heights Project

The housing inspectors have been working on the problems at Danforth Heights since receipt of a request by the Codman Tenants Association in September 1978. Eight dwelling units were inspected at their request and it was determined that they had a justifiable complaint, in that the roof leaked into those units causing damage to ceilings etc. The general condition of the structures' exterior, common areas and dwelling units were near free of violations except the leaking roof which was considered to be a major item and seems to be chronic until such time as permanent repairs can be accomplished.

The owners, Jay Schochat and Ed Brice were sent a notice of the violations and were requested to correct the conditions within thirty days. They in turn sent a contractor to seek out the problem areas and make temporary repairs, which they have done on several occasions during this time.

You will recall that the owners submitted to H.U.D. an application for a supplemental loan to make permanent roof repairs and a number of other property improvements. Their request is at H.U.D. awaiting processing.

The housing inspector, Mr. Gough, has made numerous calls to the property and has been in contact with the owners representatives, both on the phone and at the property. His reports indicate that they have been cooperative in taking steps to relieve spot problems that have arisen during this period.



Lyle D. Noyes,
Chief of Housing Inspections

Federal Management Co., Inc.

A SUBSIDIARY OF SCHOCHET ASSOCIATES

720 STATLER OFFICE BUILDING
TEL. (617) 482-8925

BOSTON, MASS. 02116
CABLE: SCHOCHET BOSTON

November 9, 1978

Mr. Lyle D. Noyes
Chief of Housing Inspections
City of Portland
City Hall
Portland, Maine

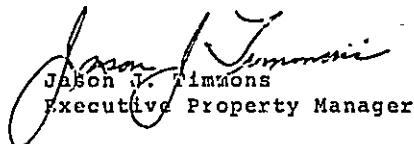
Re: Danforth Heights
Portland, Maine

Dear Mr. Noyes:

I had an opportunity to speak with Mr. Gough on the telephone yesterday and established a conference call with our roofer in Boston who will be making the repairs at the above-captioned complex. It was understood that everything was to be completed on Wednesday, November 8, 1978, but because of inclement weather our local roofer could not make it to Portland to undertake the work. It was understood and agreed that the roofer would commence work on Saturday, November 11, 1978. However, since the job will take two days or better, it was later agreed with the knowledge of Mr. Gough that the roofer would commence work on Monday, November 13, 1978, and would be ready for inspection by your department should you desire on Wednesday, November 15, 1978.

It is our intention to make the roofs at Danforth Heights tight and to complete the work as quickly as possible.

Sincerely,


JASON J. TIMMONS
Executive Property Manager

JJT/mbh.

cc: Mr. M. Gough

Life: When Larry finally Comes in.
Schochet Associates

720 STATLER OFFICE BUILDING
TEL. (617) 482-8925

BOSTON, MASS 02118
CABLE: SCHOCHET BOSTON

November 22, 1978

Mr. Joseph Grondin
Casco Bank & Trust
One Monument Square
Portland, Maine

Dear Joe:

Thank you for confirming today that Casco Bank & Trust has approved our construction mortgage loan, and that you submitted the application to the HUD-Manchester Area office for processing.

I enclose a check for \$90.00 for the balance due on the HUD processing fee. I will talk to Paul Stewart or Joe Garaffa in Manchester about any additional requirements that they have for this application.

With warm regards,

Sincerely,

Edward W. Brice, Jr.

EWB/mbh

Enc.

cc: Victor Vitols
Irwin Nebelkopf
Richard Brown
Joseph Gray
Paul Stewart

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Individuals Listed Below

DATE: 9/14/78

FROM: Joseph E. Gray, Jr., Director of Neighborhood Conservation

SUBJECT: Housing Conditions at the Danforth Heights Project

You will recall that I recently sent you some information regarding a request by tenants at Danforth Heights for an inspection of a number of units to determine violations of the City Housing Code.

Inspection was made of the eight units which the tenants requested and it was determined that their complaint was justified in that there was roof leaking in these units. The general condition of the exterior structure, common areas, and dwelling units were near free of violations, with this one exception.

The owners of the development, Jay Schochet and Ed Brice, were sent a list of defects and a request to correct the violations within 30 days.

You will recall that the owners have a request for a supplemental loan to make these improvements, as well as a number of other property improvements. The request is at HUD, Manchester, and is awaiting processing. I understand that Manchester cannot get to the application until after October 1 and by the time it is approved it might well preclude winter work on the roof. The Manager's office might wish to consider whether they wish to discuss the situation with HUD and request that Manchester give the application some priority in their processing. Ed Brice has indicated to me that if HUD indicates they will approve the application, Brice will, on his own, give a contractor the go-ahead for an early start on the improvements so that the roof work could be done before winter.

TO: Thomas F. Valleau, Assistant City Manager
Tim Honey, Assistant City Manager

JEG/ehw

X
September 12, 1978 ✓

Federal Management Company, Inc.
720 Statler Office Building
20 Providence Street
Boston, Mass. 02116
Atten: Mr. Jay Schochet & Mr. Edward Rice

Dear Sirs: Re: 48 Salem Street, Portland, Maine NCP-West End 58-A-13

We recently received a complaint and an inspection was made by Housing Inspector Gough of the property owned by you at 48 Salem Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Apartments 104C, 204C, 241C, 205C, 606C, 108B, 110B :
OVERALL - ROOF- determine the reason and remedy the conditions causing leakage in the above mentioned apartments. 3a
2. Apartment 110C- Provide adequate supply of hot water for this apartment. 6c

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 October 12, 1978.

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

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

Inspector Michael Gough



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AREA OFFICE
NORRIS COTTON FEDERAL BUILDING
275 CHESTNUT STREET
MANCHESTER, NEW HAMPSHIRE 03103

REGION I
Room 800
John F. Kennedy Federal Building
Boston, Massachusetts 02203

September 7, 1978

IN REPLY REFER TO:

1.3FM
Colman Portland
Associates

*style:
OK in
Richard & de
J*

Mr. Edward W. Brice, Jr.
Schochet Associates
720 Statler Office Building
Boston, Massachusetts 02116

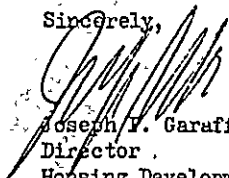
Dear Mr. Brice:

Thank you for your recent letter regarding the Section 241 mortgage insurance application for Codman Portland Associates.

We regret any inconvenience this delay may cause you or the tenants residing in the project, and appreciate your understanding of the problems presently facing us. Please rest assured that we will do everything possible to expedite your application after the planned October submission.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,


Joseph V. Garaffa
Director
Housing Development Division

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	5/21/79		BY	R.G.		DISTRICT	M. Gough	
REQUEST BY	NAME	Tenant						
	ADDRESS	Wanforth Hgts.						
OWNER	NAME							
	ADDRESS							
CONDITIONS	ADDRESS	Wanforth Heights						
<p>No hot water, but tenant thinks they are working on it.</p>								
COMMENTS	for your information							
SPECIAL INSTRUCTIONS	52179 water temporarily off for furnace repair now BACK ON - M. Gough							
DIVISION	SANITATION		HOUSING			NURSING		
PRIORITY	ROUTINE		SPECIAL			BY		
	URGENT		REPORT TO			DATE		

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1/5/79	BY	161	DISTRICT	11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
REQUEST BY	NAME	Mary Page			
	ADDRESS	65 Summer St. - SOUTH OSTE			
OWNER	NAME	Furinal Management 77-5865			
	ADDRESS	Boston			
CONDITIONS	ADDRESS	65 Summer St.			
had leak in roof - in apt. 205C.					
COMMENTS	1-5-79 furnished with follow thru w. 40 litter Mark G -				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	9-26-78	BY	<i>[Signature]</i>	DISTRICT	
REQUEST BY	NAME	Josephine Burton, Health Dept for tenants			
	ADDRESS				
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	Danforth Heights, 48 Arlene St.			
Complaints of no water					
COMMENTS	Contacted Tr. H. Inquist - They acknowledge water problems, plumber has had to go to Gardiner to get necessary parts to correct condition. Will be corrected in a few hours. Notified Health Dept and tenants.				
SPECIAL INSTRUCTIONS					
DIVISION	INSULATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	REPORT TO	BY	DATE
	URGENT				

FOR SERVICE

PORTLAND HEALTH DEPARTMENT

RECEIVED	9-5-78	BY	BM	DISTRICT	McGough
REQUEST BY	NAME	Codman Tenants Association			
	ADDRESS	302			
OWNER	NAME	Farnforth Heights Housing 772-4386			
	ADDRESS	48 Salem St. POLLY TARBOX, MGR.			
CONDITIONS	ADDRESS	Dunbarton Heights			
	104 C - leaks; 204 C - leaks + short circuit, (110) lack of hot water				
241 - no door knob, (205 - leaks) 606 leak, 108 B - leak,					
110 B - leak KI - WFL					
COMMENTS	9-11-78 J LEAKAGE IS THE BIGGEST PROBLEM SHEET 1 D EXP 30 DAYS MGR (J)				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

Inspectors' file

J. Schoet

See Emerson Request Date for
Assignment

History Code.

STATE OF MAINE
CUMBERLAND, ss.

DISTRICT COURT
DISTRICT Nine
DIVISION of Southern
Cumberland
Civil Violation

CITY OF PORTLAND,
Plaintiff
V.
JAY R. SCHOCHET and
WILLIAM DOYLE
Defendants

CITATION AND COMPLAINT FOR VIOLATION OF
CITY OF PORTLAND MUNICIPAL ORDINANCE
CHAPTER 307, MINIMUM STANDARDS FOR HOUSING

To the Defendant s JAY R. SCHOCHET and WILLIAM DOYLE

This citation and complaint constitutes a commencement of a lawsuit by the Plaintiff against you for the collection of a fine of not less than \$50.00 and not more than \$1,000.00 for each day's alleged violation, pursuant to Portland Municipal Code Section 307 24 The alleged violation occurred on the 27th day of April , 1979, and ~~continued~~ continued through the 2nd day of July, 1979, and consisted of your failure to correct Housing Code violations at the Codman-Danforth Heights Housing Project within a reasonable time after being so ordered by the Health Officer*.

You are directed to appear in the said District Court at 142 Federal Street, Portland, Maine on the 24th day of August , 1979 , at 9:00 o'clock in the A.M. to answer the above allegations orally.

IMPORTANT WARNING: FAILURE TO APPEAR AS DIRECTED HEREIN, CONSTITUTES A CLASS E CRIME AND MAY RESULT IN THE ISSUANCE OF A WARRANT OF ARREST. IN ADDITION, IF YOU FAIL TO ANSWER AT THE TIME STATED ABOVE, OR IF YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A DEFAULT MAY BE ENTERED BY THE CLERK AND JUDGMENT ENTERED THEREON. IF THIS OCCURS, YOUR EMPLOYER MAY BE ORDERED TO PAY PART OF YOUR WAGES TO THE PLAINTIFF, OR YOUR PERSONAL PROPERTY, INCLUDING BANK ACCOUNTS AND YOUR REAL ESTATE MAY BE TAKEN TO SATISFY THE JUDGMENT. DO NOT FAIL TO ANSWER AT THE SPECIFIED TIME.

If you believe that you have not committed the civil violation alleged herein, you should talk to a lawyer. If you feel you cannot afford to pay a fee to a lawyer, you may ask the office of the Clerk of District Court at the Cumberland County Courthouse or any other County Courthouse for information as to places where you may seek legal assistance.

Dated at Portland this 30th day of July , 1979 .

* As defined in
Municipal Codes

PATRICIA CARON, CLERK OF THE NINTH
DISTRICT COURT

STATE OF MAINE
CUMBERLAND, ss.

DISTRICT COURT
DISTRICT Nine
DIVISION of Southern
Cumberland
Civil Violation

CITY OF PORTLAND,
Plaintiff
V.
WILLIAM DOYLE and
JAY R. SCHOCHET
Defendant^s

CITATION AND COMPLAINT FOR VIOLATION OF
CITY OF PORTLAND MUNICIPAL ORDINANCE
CHAPTER 307, MINIMUM STANDARDS FOR HOUSING.

To the Defendants WILLIAM DOYLE and JAY R. SCHOCHET :

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* As defined in
Municipal Codes

Buster G. MacIsaac
AUTHORIZED REPRESENTATIVE OF THE
HEALTH OFFICER



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF
NEIGHBORHOOD CONSERVATION

July 3, 1979

SHERIFF'S DEPARTMENT, SUFFOLK COUNTY
Boston, Massachusetts

Dear Sirs:

Enclosed are two citations we wish served on JAY SCHOCHET, 720 Statler Office Building, 20 Providence Street, Boston and LAWRENCE BIANCHI, 46 Chestnut Street, Boston.

Please bill us for your charges for this service.

Thank you.

Very truly yours,

BURTON G. MACISAAC
Assistant Chief, Housing Division

TO: Mr. Joseph Gray
FROM: Codman Tenant's Association
DATE: September 4, 1978

Dear Sir;

The Codman Tenant's Association has recently formed in order to combat specific housing problems which we live with on a daily basis.

To date, we have received very little satisfaction in having these problems handled by the Federal Management Corp. The tenants were promised that by September 17th all complaints filed would be resolved. As of today, September 4th, no work has even begun.

Therefore, we are here today to ask you to commit yourself and your resources to the struggle, to insure that all tenants in the Codman housing units are provided with a decent, safe and rodent-free home.

Specifically we want you to:

- 1) Review with us all inspections and violations of the past three months in the project.
- 2) Review all deadlines given to the management to remedy the violations.
- 3) Review list of violations with which the management has complied.
- 4) Review the list of violations with which the management has not complied.
- 5) Attached is our list of specific complaints. If these have not been inspected we would like to set up a date this week to have them inspected.
- 6) To have all outstanding violations re-inspected; for those not yet fixed we want a firm two-week deadline or court action.
- 7) Inspect the rubbish facilities on week-ends without notice to the management.
- 8) A follow-up meeting in two weeks from the date of inspection (#6), including the Boston Management, Maine Savings Bank, city officials and the Tenant's Association.

Finally Mr. Gray, we would like for you to sign the following statement which we can take back to the tenants:

APT. #

SPECIFIC COMPLAINT

104 C	Two leaks; one in bedroom, one in closet
204 C	Serious water leak in bedroom and closets, which has caused short circuit in the wiring, cracked picture window and window leak
110	Lack of hot water
241	No handle for back door Broken fence
205 C	Water leak - walls, ceiling and windows
606 C	Window leak
108 B	Window leak (some leaks present as long as FIVE YEARS)
110 B	Window leak

In an effort to insure safe, decent housing, The City Neighborhood Conservation Department guarantees The Codman Tenant's Association that the above eight (8) points will be met. Furthermore, that the resources of the department are fully behind the tenants in their fight to have the Federal Management Corporation meet lawful housing standards.

Signed: _____

Date: _____

Federal Management Co., Inc.

A SUBSIDIARY OF Schochet Associates

720 STATLER OFFICE BUILDING
TEL. (617) 482-8925

BOSTON, MASS. 02116
CABLE: SCHOCHET BOSTON

November 9, 1978

Mr. Lyle D. Noyes
Chief of Housing Inspections
City of Portland
City Hall
Portland, Maine

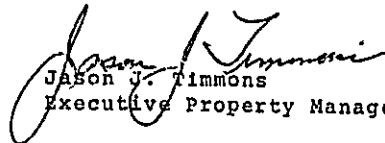
Re: Danforth Heights
Portland, Maine

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It is our intention to make the roofs at Danforth Heights tight and to complete the work as quickly as possible.

Sincerely,


JASON J. TIMMONS
Executive Property Manager

JJT/mbh

cc: Mr. M. Gough

Life's
Fun when Larry fondly Comes in.
Schochet Associates

720 STATLER OFFICE BUILDING
TEL. (617) 482-8925

BOSTON, MASS. 02118
CABLE: SCHOCHET BOSTON

November 22, 1978

Mr. Joseph Grondin
Casco Bank & Trust
One Monument Square
Portland, Maine

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With warm regards,

Sincerely,

Edward W. Brice, Jr.

EWB/mbh

Enc.

cc: Victor Vitols
Irwin Nebelkopf
Richard Brown
Joseph Gray/
Paul Stewart

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Individuals Listed Below

DATE: 9/14/78

FROM: Joseph E. Gray, Jr., Director of Neighborhood Conservation

SUBJECT: Housing Conditions at the Danforth Heights Project

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Inspection was made of the eight units which the tenants requested and it was determined that their complaint was justified in that there was roof leaking in these units. The general condition of the exterior structure, common areas, and dwelling units were near free of violations, with this one exception.

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TO: Thomas F. Valteau, Assistant City Manager
Tim Honey, Assistant City Manager

JEG/ehw

JOE GRAY

9-13-78

NEIGHBORHOOD CONSERVATION

IN RESPONSE TO A COMPLAINT RECEIVED BY THE HOUSING DIVISION ON 9-5-78 AN INSPECTION WAS MADE OF THE PREMISES LOCATED AT 48 SALEM STREET. AS A RESULT OF MY INSPECTION I DETERMINED THE COMPLAINT TO BE JUSTIFIED IN THAT THERE WAS MINOR ROOF LEAKAGE IN SEVERAL DWELLINGS. THE GENERAL CONDITION OF THE EXTERIOR STRUCTURES, COMMON AREAS + DWELLING UNITS WERE NEAR VIOLATION FREE WITH THAT EXCEPTION, AND I DIDN'T CONSIDER IT NECESSARY TO PERFORM AN ENTIRE FIRST INSPECTION OF THE COMPLEX.

SUBSEQUENT TO MY INSPECTION I SENT THE OWNERS, "FEDERAL MANAGEMENT CORP." AN ORDER IN THE FORM OF A "LIST OF DEFECTS" LETTER TO CORRECT THESE VIOLATIONS WITHIN 30 DAYS AT WHICH TIME I WILL REINSPECT THE PREMISES TO DETERMINE IF JUDICIAL PROCEEDINGS SHOULD BE INITIATED.

Mark D. Gray
HOUSING INSPECTOR



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF
NEIGHBORHOOD CONSERVATION

September 12, 1978

Federal Management Company, Inc.
720 Statler Office Building
20 Providence Street
Boston, Mass. 02116
Atten: Mr. Jay Schochet & Mr. Edward Rice

Dear Sirs: Re: 48 Salem Street, Portland, Maine NCP-West End 58-A-13

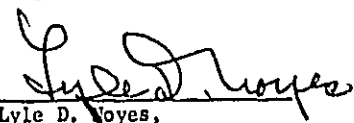
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OVERALL - ROOF- determine the reason and remedy the conditions
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2. Apartment 110C- Provide adequate supply of hot water for this
apartment. 6c

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 October 12, 1978.

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

By 
Lyle D. Noyes,
Chief of Housing Inspections

Inspector _____
M. Gough

VW



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AREA OFFICE
NORRIS COTTON FEDERAL BUILDING
275 CHESTNUT STREET
MANCHESTER, NEW HAMPSHIRE 03103

REGION I
Room 800
John F. Kennedy Federal Building
Boston, Massachusetts 02203

September 7, 1978

IN REPLY REFER TO:

1.3FM
Colman Portland
Associates

*style:
next in
section 241*

Mr. Edward W. Brice, Jr.
Schochet Associates
720 Statler Office Building
Boston, Massachusetts 02116

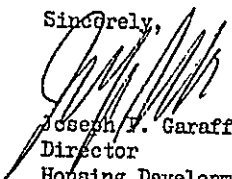
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Thank you for your recent letter regarding the Section 241 mortgage insurance application for Godman Portland Associates.

We regret any inconvenience this delay may cause you or the tenants residing in the project, and appreciate your understanding of the problems presently facing us. Please rest assured that we will do everything possible to expedite your application after the planned October submission.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,


Joseph J. Garaffa
Director
Housing Development Division

February 23, 1979
65 Summer Street
Portland, Maine 04102

Mr. Lyle Noyes
Housing Department
Portland City Hall
389 Congress Street
Portland, Maine 04101

Dear Mr. Noyes,

We have just received from your office a one-page document concerning housing inspections in the Codman-Danforth Heights Development. The information, or, rather, the lack of it is definitely not adequate for our purposes. We would like to make another request for information. Perhaps Mr. O'Malley did not make himself clear as to what exactly it is that we want.

The following is a list of specific information we are requesting:

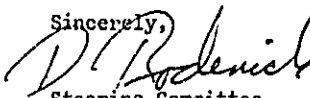
1. Copies of all individual housing inspections including apartment numbers, specific violations, progress reports and any other pertinent material;
2. Copies of inspection reports for general inspections, i.e. hallways, common area, roof, physical plant, etc.;
3. Copies of all correspondence between your office and Schochet Associates, Federal Management or any other agent for the Codman-Danforth Heights Development.

We feel that the situation in Codman-Danforth Heights is deplorable and that Schochet Associates are not acting in good faith. We will be setting up negotiations with them in the near future.

Mr Roderick of the Tenants Steering Committee for the Codman Tenants Association will present this letter to your office. If you have any questions please direct them to him.

We would appreciate your prompt attention to this request.

Sincerely,


Steering Committee
Codman Tenants Association

cc:Tom Kelly
Mary Gage

Mr. Lyle Noyes
Housing Department
Portland City Hall
389 Congress St.
Portland, Maine 04111

Inspector's calls to 48 Salem St.

9-7-78 ✓	CI	1-18	J LD
10-13	CRE	1-5	OTX
10-27	CRE	1-2	OTX
11-6	RE	1-5	OTX
11-8	CRE	1-2	OTX
11-14	CRE	1-	OTX
11-15	RE	1-2	OTX
11-16	CRE	1-1	OTX
1-5-79	CI	1-10	J LD
1-8	CRE	1-3	OTX
1-10	RE	1-	INC
1-11	CRE	1-2	OTX
1-15	RE	1-2	OTX
1-17	CRE	1-	OTX
1-23	CRE	1-6	OTX
1-29	CRE	1-3	OTX
2-5	CRE	1-2	OTX

17 calls

#5

BUILDINGS ADJACENT TO DANFORTH HEIGHTS

ADDRESS	RATING 78-79 SURVEY	EXTERIOR INSP.	COMPLETE INSP.	DATE INSPECTED	PRESENT STATUS
256 Danforth	3		6 DU	4/18/78	✓ WTX TO AUG 26-78
226 Danforth	2		3 DU	4/11/78	Renew Application
106 Clark	2		3 DU	9/12/78	✓ XXXXXXXXXX
92 Clark	3	2 DU		7/19/78	✓ XXXXXXXXXX
20 School	3		3 DU	4/18/78	Time Extension 9-24-78 ? Rehab in progress.
251 Spring	3		3 DU	8/28/78	✓ NOHC EXP 11-28-78 Administrative Hearing Scheduled 1-3-79
254 Spring	3		3 DU	3/16/78	✓
258 Spring	3		3 DU	9/12/78	✓ XXXXXXXXXX NOHC EXP 12-12-78
218 Danforth	1	2 DU		12/16/75	Comp. 5/76
222 Danforth	1	2DU		3/23/76	Comp. 7/77
9 Briggs	1	2 DU		8/5/75	Comp. 4/76
60 Clark	3		3 DU	5/28/76	Comp. 2/78
68 Clark	1	1 DU		12/8/75	Comp. 4/76
33 Clark	1		3 DU	11-21-78	ST 1ST
37 Clark	3	2 DU		11-29-78	WTX TO 4-11-77
39 Clark	2		3 DU	12/12/78	
57 Clark	1		3 DU	12/11/78	
237 Spring	3	2 DU		11-30-78	OK 1ST EXT
98 Clark	1	2 DU		12-1-78	OK 1ST EXT
246 Danforth	2			-	CLAIMS FROM 6/11/77
260 Danforth	1		6 DU	12/20/78	
268 Danforth	2		3 DU	12/15/78	
253 Danforth	2		4 DU	12/12/78	
267 Danforth	3	1 DU		12-1-78	OK 1ST EXT
273 Danforth	1	1 DU		11-30-78	OK 1ST EXT
78 Salem	1	2 DU		11-30-78	OK 1ST EXT
12 School	1	2 DU		11-30-78	OK 1ST EXT

May 10, 1979

CODMAN-DANFORTH PROJECT CALLS:

INSPECTOR- GOUGH

DATE	PURPOSE	INSPECTED		ACTION
		STRUCTURE	DWELLINGS	
9/7/78	Complaint Investigation	1	18	List of Defects
10-13	Reinspection	1	5	Time Extension
10-27	"	1	2	" "
11-6	"	1	5	" "
11-8	"	1	2	" "
11-14	"	1		" "
11-15	"	1	2	" "
11-16	"	1	1	" "
1-5-79	Complaint Investigation	1	10	Orders outstanding
1-8	Reinspection	1	3	Time Extension
1-10	"	1		Incomplete reinspection
1-11	"	1	2	Time Extension
1-15	"	1	2	" "
1-17	"	1		" "
1-23	"	1	6	" "
1-29	"	1	3	" "
2-5	"	1	2	" "
2/13	"	1	3	" "
2-14	"	1	2	One leak left in 2nd floor middle rear hall closet- contractors coming back the 20th or 21st to repair that leak.
2-23	"	1	2	No leak recurrence with light rain on the 22nd. Will reinspect next heavy rain.

continued

May 10, 1979

CCDMAN-BANFORTH PROJECT CALLS CONT.

INSPECTOR-GOUGH

DATE	PURPOSE	INSPECTED		ACTION
		STRUCTURE	DWELLINGS	
3-5-79	Common Area Inspection	1		Sent list of defects - 8 violations. light rain - leak not as bad but still persists in Middle Rear Halls. Goodall Roofing Co., working on next bldg. and will be back to repair on 3-7-79.
3-6-79	Reinspection	1		Goodall Roofing left for another roof emergency - will return 3-9.
3-7-79	"	1		Goodall didn't return - new local roofer will be hired immediately to complete 3-16.
3-9-79	"			
3-16	"	1		Entire rear hall roof now heavily coated with tar. Time Extension until next rainstorm.
4-27	"	1		First heavy rain, still leaks but not as bad. Contacted J. Timmons again on 4/30/79. Stated he would immediately hire local roofers to finish repairing roof. Seven days Time Extension. Fair attempt was made. Told Mr. Timmons if roof was not repaired will reinspect after next heavy rain.

May 10, 1979

CODMAN-DANFORTH PROJECT CALLS:

INSPECTOR- GOUGH

DATE	PURPOSE	INSPECTED		ACTION
		STRUCTURE	DWELLINGS	
9/7/78	Complaint Investigation	1	18	List of Defects
10-13	Reinspection	1	5	Time Extension
10-27	"	1	2	" "
11-6	"	1	5	" "
11-8	"	1	2	" "
11-14	"	1		" "
11-15	"	1	2	" "
11-16	"	1	1	" "
1-5-79	Complaint Investigation	1	10	Orders outstanding
1-8	Reinspection	1	3	Time Extension
1-10	"	1		Incomplete reinspection
1-11	"	1	2	Time Extension
1-15	"	1	2	" "
1-17	"	1		" "
1-23	"	1	6	" "
1-29	"	1	3	" "
2-5	"	1	2	" "
2/13	"	1	3	" "
2-14	"	1	2	One leak left in 2nd floor middle rear hall closet- contractors coming back the 20th or 21st to repair that leak.
2-23	"	1	2	No leak reoccurrence with light rain on the 22nd. Will reinspect next heavy rain.

continued

May 10, 1979

CODMAN-DANFORTH PROJECT CALLS CONT.

INSPECTOR-GOUGH

DATE	PURPOSE	INSPECTED		ACTION
		STRUCTURE	DWELLINGS	
3-5-79	Common Area Inspection	1		Sent list of defects - 8 violations light rain - leak not as bad but still persists in Middle Rear Halls. Goodall Roofing Co., working on next bldg. and will be back to repair on 3-7-79.
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May 8, 1979

Ms. Mary Gage
65 Summer Street
Apartment 104C
Portland, Maine 04102

Dear Ms. Gage:

Thank you for your recent letter inviting me to attend a meeting of your Tenants Association on Monday, May 21, 1979, to review the conditions at the Codman Danforth Housing Development.

Unfortunately I will not be able to attend the meeting on that evening as it is the City Council Meeting date and I have agenda items which require my attendance at the Council meeting that evening.

I have asked Lyle Noyes, Director of our Housing Inspection Program, who is familiar with the conditions at the Danforth Street project, to attend in my place.

Sincerely,

Joseph E. Gray, Jr., Director
Neighborhood Conservation Program

cc: Lyle Noyes
JEG/ehw

Ms. Mary Gage
65 Summer Street, 104C
Portland, Maine 04102
May 4, 1979

Joseph Gray, Jr.
Director of Neighborhood Conservation
Room 315
City Hall
Portland, Maine 04101

Dear Mr. Gray,

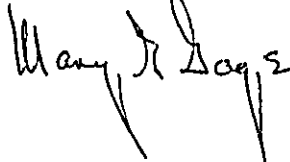
The Board of Directors, a newly elected board for the Codman Tenants Association, seek to strengthen the Codman Tenants Association in its unity with all residents of Codman-Danforth Heights on the basis of common needs. In the past, management has reneged on important promises while city officials seemingly lacked necessary influence upon federally subsidized and privately owned 236 Housing. Now we establish as our platform that the Board of Directors act as negotiating agent for the Codman Tenants Association on primary issues: Chapter 241 Loan Application priorities for housing repairs; future rent increases; individual housing inspections as well as general inspections (i.e., hallways, common areas, roofing, physical plant, etc.) and correspondence between city officials and Schochet Associates, Federal Management or any other agent for the Codman-Danforth Heights Development with respect to such inspections.

Specifically, the Board of Directors for the Codman Tenants Association seek negotiations with Edward Brice and J.R. Schochet on those repair demands existing since last May, including the intercom systems, locks on doors and roofing covered by the release of Reserve Fund monies. The informed presence of regional N.U.D. officials, Joseph Gray of the Portland Neighborhood Conservation Department and Larry Benoit from Senator Muskie's office during negotiations is herein requested.

Such meeting is to be held at the Reiche School in Portland, a closed meeting in the Teachers' Lounge, on Monday, May 21st, at 7:00 p.m. Please confirm your attendance in writing.

Sincerely,

Mary Gage
The Codman Tenants Association



BUILDINGS ADJACENT TO DANFORTH HEIGHTS

ADDRESS	RATING 78-79 SURVEY	EXTERIOR INSP.	COMPLETE INSP.	DATE INSPECTED	PRESENT STATUS
256 Danforth	3		6 DU	4/18/78	
226 Danforth	2		3 DU	4/11/78	
106 Clark	2		3 DU	9/12/78	
92 Clark	3	2 DU		7/19/78	
20 School	3		3 DU	4/18/78	
251 Spring	3		3 DU	8/28/78	
254 Spring	3		3 DU	3/16/78	
258 Spring	3		3 DU	9/12/78	
218 Danforth	1	2 DU		12/16/75	Comp. 5/76
222 Danforth	1	2 DU		3/23/76	Comp. 7/77
9 Briggs	1	2 DU		8/5/75	Comp. 4/76
60 Clark	3		3 DU	5/28/76	Comp. 2/78
68 Clark	1	1 DU		12/8/75	Comp. 4/76
33 Clark	1		3 DU		
37 Clark	3	2 DU			
39 Clark	2		3 DU		
57 Clark	1		3 DU		
237 Spring	3	2 DU			
98 Clark	1	2 DU			
246 Danforth	2		3 DU		
260 Danforth	1		6 DU		
268 Danforth	2		3 DU		
253 Danforth	2		4 DU		
267 Danforth	3	1 DU			
273 Danforth	1	1 DU			
78 Salem	1	2 DU			
12 School	1	2 DU			

OCT - 6 1978

Schochet Associates

720 STATLER OFFICE BUILDING
TEL. (617) 482-8925

BOSTON, MASS. 02118
CABLE: SCHOCHET BOSTON

October 4, 1978

Mr. Thomas Valleau
Assistant City Manager
City of Portland
Portland, Maine

Dear Tom:

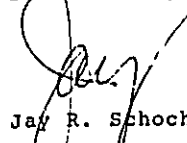
Some time ago we discussed the problems associated with Danforth Heights, and the problems generated there as a result of sub-standard housing in the general area of the development.

You at that time suggested that we pull together a study of what we feel to be substandard houses or buildings in the general area of Danforth Street and our property, and we have succeeded in doing so.

Enclosed please find a map which was drawn by Herb Tarbox, our manager at the site, and I would appreciate it very much if a vigorous code enforcement inspection could be made by the City on all of these properties. Since we have such a strong interest in this program, we would appreciate receiving copies of the inspection reports that the field personnel will generate, for our records.

I appreciate very much your interest and your cooperation in this matter, and look forward to working with you in resurrecting this area into something worthwhile.

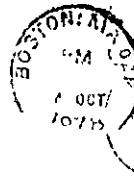
Best wishes,



Jay R. Schochet
JRS:MR
Enclosure

Schochet Associates

720 STATLER OFFICE BUILDING
20 PROVIDENCE STREET
BOSTON, MASSACHUSETTS 02116



Mr. Thomas Valteau
Assistant City Manager
City of Portland
Portland, Maine

9	Briggs		Cop C 4-76	MG
33	Clark		Cop C 5-73	MG
37	"		orders out	MG
39	"		Cop C 11-73	Oliver
57	"		Cop C 5-73	MG
60	"		Cop C 2-78	"
68	"		Cop C 4-76	"
92	"		orders out	"
98	"	?	NO FILE	
106	"		orders out	"
218	Ranforth		Cop C 5-76	"
222	"		Cop C 7-77	"
226	"		orders out	"
246	"		Ptld. Renewal Auth. order 3-72, 4 items	
256	"		orders out	MG
260	"	?	NO FILE	
268	"		Renewal Auth. order 4-72, 5 items	
253	"	?	NO FILE	
267	"		Renewal order 9-71, 2 items	
273	"	?	NO FILE	
78	Salem		? NO FILE	
12	School		Nothing	
20	"		Orders out	MG
22	"		? NO FILE	
237	Spring		Cop C 10-72	MG
251	"		Orders out	"

254	Spring	Orders out	M.G.
258	"	orders out	"
32	Summer	? NO FILE	

Larry Connolly
Dist West Planning Council
State legislator

Pam Henry
P.W.P.C.

Gerry Conley
work study student
son of city councilman!

(NON-TENANT)
TENANT ADVOCATES FOR
DANFORTH HEIGHTS

Work Program Schedule
Danforth Heights
Portland, Maine

1. ROOFS

All necessary repairs to the roof of Building "C" have been completed. We have engaged a local contractor to complete the repair of the flashing in Buildings "A" and "B". This work shall be completed within the next month.

2. INTERCOMS

The intercommunication system between the apartments individually and the lobbies in Buildings "A", "B" and "C" have been completed and are presently operational.

3. SECURITY DOORS

The security doors for Buildings "A", "B" and "C" are presently being repaired. The Portland Glass Company and the Harbor Lock and Key Company are working on completing the repairs. It is estimated that within the next 4 weeks the repairs will have been completed and new keys issued to the residents of the Buildings.

4. FIRE ALARM SYSTEM

The fire alarm systems in Buildings "A", "B" and "C" have been repaired and are presently operational.

5. EMERGENCY LIGHTING SYSTEM

We have made an inventory of the needs to restore the emergency lighting system to operating condition. Building "C" is presently being worked in. Batteries are being replaced and new light heads will be installed when the security door locking system has been implemented. It is estimated that the emergency light system will be completely operational within the next 2 months.

6. FIRE EXTINGUISHERS

We are planning to request from our replacement reserve funding money to replace fire extinguishers and cabinets where necessary. An inventory is presently being made. This item will be initiated as soon as the security door system is completed. Estimated time of completion of the work is by the end of the Summer 1979.

7. SCREENS

All new screens where necessary will be in place by mid-July, 1979. Screens have been ordered and are now in the process of being manufactured.