

20-23 FARLETON STREET



Full cut # 520R - Half cut # 0202R - Third cut # 0203R - Fifth cut # 0205R

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **2496**

Date Issued **4-26-82**
 Portland Plumbing Inspector
 By **ARNOLD R GOODWIN**

App. First Insp.
 Date **APR 27 1982**
 By **ARNOLD R GOODWIN**
 Chief Plumbing Inspector
 Date **APR 28 1982**
 Type of Bldg.

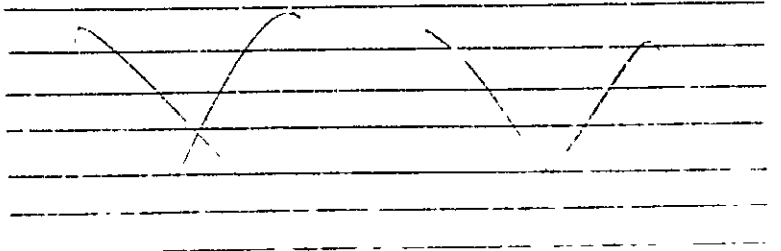
- Commercial
- Residential
- Multi Family
- New Construction
- Remodeling

Address 22 Carlton Street		PERMIT NUMBER 2496	
Installation For multi family			
Owner of Bldg Willow Wood Apts, Inc.			
Owner's Address name		Date:	
Plumber and the Plumber		NO. 4-26-82	
NEW	REPL	1221 Forest Ave.	
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
	xxx	HOT WATER TANKS	1 5.00
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
TOTAL			6.00

Building and Inspection Services Dept. Plumbing Inspection

NOTES

4-30-82 New gas furnace has been installed to replace old. Exhaust job done on the installation.



Permit No. 88-2170
Location 22 Hamilton St
Owner M. Wilson 1204 1/2 St
Date of permit 4-23-82
Approved 4-28-82

- 1. 1 1/2" FLEX PIPE
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- 50. 1 1/2" VENT PIPE



FILL IN COMPLETELY AND SIGN WITH INK

0604

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

MAY 3 1938
May 3 1938

Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location #22 Bartlett St Use of Building Apartment No. Stories three
 Name and address of owner J B Brown & Son - 218 Middle St Ward 7
 Contractor's name and address The Fels Co - 42 Union St Telephone 2-1939

General Description of Work

To install Rom furnace steam heating plant

IF HEATER, POWER-BOILER OR COOKING-DEVICE-

Is heater or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel coal
 Material of supports of heater or equipment (concrete floor or what kind) Concrete floor
 Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 3'0"
 from top of smoke pipe 1'-6" from front of heater all back or some miles around heater
 Size of chimney flue 8x15 Other connections to same flue none

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
 Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____
 Location oil storage _____ No and capacity of tanks _____
 Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
 Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
 Signature of contractor The Fels Co

INSPECTION COPY

CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

RECORD OF INQUIRY

Verbal in person
By telephone

Date 5/11/37

Location 22 Carleton St.

Made by Gen. E. Robbins, Mc Labor Contract - 3-8323

Inquiry-1 Can dug at this location be used
for club purposes

2

3

Answer- I will be in to see you this P.M.

He came in and described a
2. proportion is built I think is
a business and non-conforming.
Told him of appeal rights.

Reply by

5/11/37



Original Permit No. 88/562

Amendment No. 1

MAY 31 1938

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, May 26, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, M.E.

The undersigned hereby applies for an amendment to Permit No. 88/562 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 20-25 Carleton Street Ward 7 Within Fire Limits yes Dist. No. 5

Owner's or Lessee's name and address J. E. Brown & Sons, 228 Middle Street

Contractor's name and address Megquier & Jones Co., 35 Pearl Street 8-6471

Plans filed as part of this Amendment yes No. of Sheets 2

Increased cost of work 250. Additional fee .25

Description of Proposed Work:

- To provide metal drop ladder on rear of building, second floor to ground
- To provide metal fire escape, third floor to ground, as per plan submitted

J. E. Brown & Sons
By Megquier & Jones Co.

Signature of Owner By H.C. Elliott

Approved Oliver T. Lebowitz
Chief of Fire Department.

Approved: 5/27/38

33C

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file Inquiry 22 Carleton Street
CITY OF PORTLAND, MAINE
Department of Building Inspection

FU

April 18, 1938

Oliver T. Sanborn, Chief
of the Fire Department

Dear Sir:

Please indicate on this letter below and return as to whether or not the Board of Fire Engineers will approve the means of egress for the proposed changes shown on the attached two plans covering converting the single family house at 22 Carleton Street into a ten apartment building.

Your attention is called particularly to the situation in the second story where the tenants in both front apartments would have to be exposed to the wide front stairs in order to reach the rear stairs. Ordinarily the owner has the option of providing a fireproof heater room or enclosing both cellar stairs. He has decided to provide the fireproof heater room and leave the cellar stairs open.

You are aware that the Building Code has nothing to say about the swing of outside doors in tenement houses. The present doors in this building all swing in. Will it be satisfactory to leave them so taking into account the fact that there will be ten small apartments in the building?

Very truly yours,

Warren McDonald
Inspector of buildings

WMcD/H

Unless a provision is made to cut off the rear hall from the front hall with direct access from the front apt. without going past the front stairs a fire escape will be required.

Q. 11.

Herbert W. Rhodes

ARCHITECT



51½ EXCHANGE STREET
PORTLAND, MAINE

May 21, 1938.

Mr. Warren McDonald,
Inspector of Buildings,
Portland, Maine.

Dear Sir:

Your letter of May 20th. received and thanks for your approval of the asbestos ducts for the gas stove vents at 22 Carlton street.

Regarding the ladders for fire escapes will say that the fire escape serving the third floor is so arranged that it takes care of the front right hand apartment on the second floor and the ladder is only necessary on the other one. I will mark the location of this on your plan upon delivery of this letter, it being the same as Chief Sanborn and I agreed upon.

I am, Trusting your inspector will find these satisfactory

Sincerely yours,

Herbert W. Rhodes.



P. 38/562-1

May 20, 1958

Mr. H. W. Rhodes,
51 1/2 Exchange Street,
Portland, Maine

Dear Sir:

I see no reason why the asbestos ducts called "Careyduct" will not satisfy the requirements for the gas stove vent ducts in the building at 22 Carleton Street.

Today I have received two prints of a plan of a straight ladder to be used at 22 Carleton Street, the plans coming from Hogquiar & Jones Company. Chief Sanborn says that he has approved this type of ladder for alternate means of egress for the two front apartments in the second story, but that there are to be two of them.

This plan does not show clearly the location of the proposed ladders. I suggest that you either make a little diagram showing the location of them or mark the location of them on the plans that we have in this office, then have who ever is to erect the ladders apply for an amendment to the permit so that it may be approved by Chief Sanborn and issued without delay.

Very truly yours,

EMcD/H

Inspector of Buildings

CC: J. B. Brown & Sons
218 Middle Street

Recd. 1781C-1

April 29, 1938

Porter-Burnham Co.
151 Preble Street
Portland, Maine

Gentlemen:

Enclosed is the building permit covering alterations in the building of J. B. Brown & Son at 22 Carleton Street, conditional upon the means of egress from the front apartments in the second story being made fully satisfactory to the Board of Fire Engineers before the certificate of occupancy is issued, and before the amendment covering the construction of the proposed fire escape is issued from this department.

Very truly yours,

RMCD/H

Inspector of Buildings

CC: H. W. Rhodes
213 Exchange St.

J. B. Brown & Sons
218 Middle Street

Herbert W. Rhodes
ARCHITECT



RECEIVED

APR 29 1938

DEPT. OF BLDG. & INF.
CITY OF PORTLAND

51½ EXCHANGE STREET
PORTLAND, MAINE

April 29, 1938.

Mr. Warren McDonald,
Inspector of Buildings,
Portland, Maine.

Dear Sir:

Your letter regarding the alterations at 22
Carlton Street, for the J. B. Brown & Sons received
and thanks for same.

I will at once take up the matter of the exit
for the front apartments with Mr. Sanborn and I feel
sure we can solve it satisfactorily.

1. Meguire and Jones have the fire escape
contract and will submit detail drawings of the work
for your approval before proceeding.
2. Proper ventilation of all kinds are being
provided to apply with the code requirements.
3. Venting for gas ranges is being provided
altho they may not be used.
4. There are three windows on the landing
of the third floor stairs which will provide the
ventilation required.
5. A guard from their window to the rail by
the chimney will be provided for this purpose.
6. Proper hand rails now exist.
7. These ceilings are now lathed with metal
lath.
8. The Owners will gladly co-operate with
Cheif Sanborn to properly equip the building with
extinguishers.

Robert W. Rhodes
ARCHITECT



RECEIVED

APR 29 1938

DEPT. OF ENG. DEPT.
CITY OF PORTLAND

51½ EXCHANGE STREET
PORTLAND, MAINE

April 29, 1938.

Mr. Warren McDonald Con. 2

Trusting the foregoing fully answers your questions and that you will issue Mr. Porter a temporary permit so that he can start the work, I am,

Sincerely yours,

Robert W. Rhodes.

cc J. B. Brown & Sons.

Rept. 1761C-I

April 28, 1938

Mr. Herbert W. Rhodes,
51 1/2 Exchange Street
Portland, Maine

Dear Sir:

Chief Sanborn says that the Board of Fire Engineers are unable to approve the plans of egress at 22 Carlton Street, as far as the two front apartments in the second story are concerned, because the tenants of these two apartments would have to pass through any hazard in the main stairway in order to reach the rear stairway. Will you be kind enough to take this question up with him directly and make whatever changes the Board thinks necessary, so that the plans may again be referred to him and the approval of the Board secured on the permit before it is issued.

Other questions arising on this job are as follows:

1. Since the fire escape is to be a separate contract, please have the contractor for it apply for an amendment to this permit filing his own plan when ready.

2. The plans show very few of the windows that now exist in the outside walls, but it is assumed that all rooms have a legal area of windows in outside walls opening into them; that inside bathrooms and kitchenettes have either required outside windows or metal vent shafts extending through the roof having an area of at least 36 square inches for each room connected. Care should be taken to see to it that such ducts where they pass through the roof and discharge have an aggregate cross-sectional area equal to the number of rooms connected to the ducts multiplied by 56 square inches. There is no objection to having control dampers where the ducts take off from the rooms. A duct from the basement bathroom is indicated as extending through the outside wall. Such an arrangement requires an electric exhaust fan for mechanical ventilation. It is also assumed that all rooms in the building have headroom of at least eight feet and that the basement rooms are at least half of their height above grade.

3. If gas is to be used for cooking the ovens or the ranges are required to be vented through the roof by a legal chimney or ducts of approved material.

4. Are there sufficient windows or other means of ventilation for the second and third story public halls as required by Section 54, paragraph e of the Code?

5. There appears to be a possibility that tenants in the third story apartments which is on the opposite side of the building from the fire escape, might fall over the edge of the roof if confused as to where the fire escape is located. I suggest a walk with a railing.

Robert W. Rhoads

April 29, 1958

6. Handrails are required on both sides of the wide main stairway and at least one side of all other stairs. No closets are allowed under any stairs. ✓

7. The heater, ash and fuel rooms are required to have a ceiling of metal lath or perforated gypsum lath and plaster. If the ceilings are now plastered on wooden laths, plaster and wooden laths should be removed. If any flames or fires of any description, perhaps a clothes dryer or similar, are to be in the cellar outside of the heater room both cellar stairs are required to have fire resistive enclosures with self-closing fire doors at the bottoms. ✓

8. Fire extinguishers of a type labeled and approved by the Underwriters Laboratories, Inc., are required one in the heater room and at least one in each story above the basement. If the fire extinguisher in the first story is to be in the rear hall, it will be necessary to have another one in the front hall, as there appears to be no way of persons in the front hall reaching the rear hall without passing through private apartments or going outside. ✓

Very truly yours,

RMCD/H

Inspector of Buildings

CC: J. B. Brown & Sons
218 Middle Street

Porter-Burnham Co.
151. Preble Street



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Permit No. 14
APR 29 1926

Class of Building or Type of Structure Second Class

Portland, Maine April 27, 1926

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

I, the undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 22 Carleton Street Ward 7 Within Fire Limits? Yes Dist. No. 8
Owner's name and address J. B. Brown & Sons, 218 Middle Street Telephone _____
Contractor's name and address Porter-Burham Co., 181 Preble St. Telephone 4-7208
Architect H. W. Rhodes, 51 1/2 Exchange St. Plans filed yes No. of sheets 8
Proposed use of building tenement house No. families 10
Other buildings on same lot none
Estimated cost \$ 1,000 Fee \$ 3.75

Description of Present Building to be Altered

Material brick No. stories flat Floor wood Style of roof pitch Roofing slate and tin
Last use dwelling house No. families 1

General Description of New Work

To make alterations to building as per plans submitted to Change Use of building to a ten family tenement house

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls & carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner J. B. Brown & Sons
Porter-Burham Co.
By [Signature]

INSPECTION COPY

1742



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Dec 6, 1955

PERMIT ISSUED 62283 DEC 6 1955 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 22 Carlston St. Use of Building apartment house No Stories 1 Non Building Existing Name and address of owner of appliance J.B. Brown & Sons, 57 Exchange St. Installer's name and address Portland Sebago Ice Co., 302 Commercial St. Telephone 3-2911

General Description of Work

To install oil burning equipment in connection with existing steam heating system replacing stoker.

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Delco Labeled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 1 1/2" Location of oil storage basement Number and capacity of tanks 2-275 gal. Low water shut off yes Make McDonnell Killen No 67 Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Handwritten signature and date 12.6.55

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Portland Sebago Ice Co.

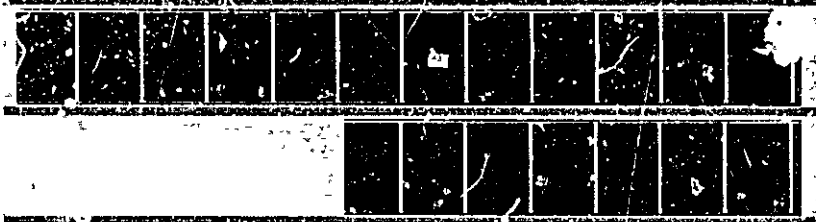
Signature of Installer by:

Handwritten signature of installer

City of Portland Printing Co.

INSPECTION COPY

20-22 CARLETON STREET





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 26, 19 82
 Receipt and Permit number A 77651

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:
 LOCATION OF WORK: 22 Carlton Street
 OWNER'S NAME: Willow Wood Apts. Inc. ADDRESS: same FEES

OUTLETS: Receptacles _____ ches _____ Plugmold _____ ft. TOTAL _____
 FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____
 METERS: (number of) _____
 MOTORS: (number of) _____
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) xx _____ ✓ 3.00
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/Burglar Alarms Residential _____
 Commercial _____
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE: _____
 TOTAL AMOUNT DUE: 3.00

INSPECTION: Will be ready on _____, 19__; or Will Call _____
 CONTRACTOR'S NAME: Rudi The Plumber
 ADDRESS: 1231 Forest Avenue
 TEL: _____
 MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

22 Carleton Street

BRAMHALL

SHAW-WALKER
7-3503-17

CERTIFICATE
OF
COMPLIANCE

DATE: April 8, 1983

DU: 10

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Willowood Associates
c/o Ms. Leslie Shank
22 Carleton Street
Portland, Maine 04101

Re: Premises located at 22 Carleton St. 63-H-12 NDP

Dear Ms. Shank:

A re-inspection of the premises noted above was made on March 25, 1983
by Code Enforcement Officer Merlin Leary.

This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated February 26, 1982.

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 April 1988.

Sincerely yours,

Joseph E. Gray, Jr., Director of
Planning and Urban Development

By Lyle A. Noyes
Lyle A. Noyes
Inspection Services Division

Merlin Leary
Code Enforcement Officer - Merlin Leary (5)

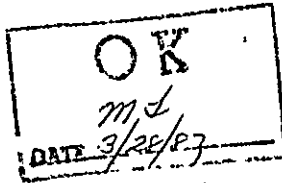
jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Willowood Associates
c/o Ms. Leslie Shank
22 Carleton Street
Portland, Maine 04101



DU 10

Ch. 63 Blk.H Lot 12
Location: 22 Carleton St.

Project: NCF-NDP
Issued: February 26, 1982
Expires: May 26, 1982

Dear Ms. Shank:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 22 Carleton St., Portland, Me. 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 May 26, 1982. 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. Gray, Jr., Director of
Planning & Urban Development

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

Merlin Leary
Code Enforcement Officer Leary (5)

Attachments: -

Jmr

HOUSING INSPECTION REPORT

OWNER: Willowood Associates

CODE ENFORCEMENT OFFICER - Leary

22 Carleton Street, Portland, Maine
 DATED: February 26, 1982

63-H-12 MCP-NDP
 EXPIRES: May 26, 1982

Notice of Housing Conditions

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

	SEC.(S)
1. CELLAR furnace - missing combustion ventilator	9-c
2. CELLAR flue - excessive chimney soot	3-e
3. REAR CELLAR ceiling - illegal electrical wiring	8-e
FIRST FLOOR - APARTMENT #1	
4. KITCHEN ceiling - loose and peeling paint	3-b
5. BEDROOM wall - broken plaster	3-b
FIRST FLOOR - APARTMENT #2	
6. BEDROOM window - leaking	3-c
SECOND FLOOR - APARTMENT #4 773-7546	
7. BEDROOM wall - illegal electrical wiring (extension cords)	8-d
SECOND FLOOR - apartment # 6	
8. BATHROOM walls - buckled paneling	3-b
9. BATHROOM tub - missing grout	6-d
SECOND FLOOR - APARTMENT #7	
10. KITCHEN walls - loose and peeling paint	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. We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

LOCATION 22 Carleton St.
PROJECT NDP
OWNER Leslie Shank

INSPECTOR Leahy

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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

DATE 3-25-82 ALL VIOLATIONS HAVE BEEN CORRECTED
Send "CERTIFICATE OF COMPLIANCE" "POSTING RELEASE"

6-17-82 SATISFACTORY Rehabilitation in Progress
Time Extended To: August 17, 1982

Time Extended To: _____

Time Extended To: _____
UNSATISFACTORY Progress
Send "HEARING NOTICE" _____ "FINAL NOTICE" _____

NOTICE TO VACATE
POST Entire _____
POST Dwelling Units _____

UNSATISFACTORY Progress
"LEGAL ACTION" To Be Taken _____

6-17-82 INSPECTOR'S REMARKS: Met manager of property
6 violations remain will call again when complete
3-25-82 Send a certificate of compliance

INSTRUCTIONS TO INSPECTOR: _____

P 755 081 955

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Re: 22 Carleton St. - M. Leary - Hous.

Sent to Structures Inc.	
Subscribed Name Mrs. Susan Hamill	
P. O. Box Box 288	
P.O. State and ZIP Code Yarmouth, Me. 04096	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800, Feb. 1982
418-007-5881 U.P.O. & M.S.

PS Form 3811, July 1983

SENDER: Complete Items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

- 1. Show to whom, date and address of delivery.
- 2. Restricted Delivery.

3. Article Addressed to:
 Structures Inc.
 Att: Mrs. Susan Hamill
 P. O. Box 288
 Yarmouth, Me. 04096

4. Type of Service:	Article Number
<input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail	081 955
<input type="checkbox"/> Insured <input type="checkbox"/> COD	

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee

X

6. Signature - Agent

X

7. Date of Delivery

8/20/65

8. Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT

081 955



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 15, 1985

Structures Inc.
Att: Mrs. Susan Hamill
P. O. Box 288
Yarmouth, Maine 04096

Re: 22 Carleton St., Apt. #4 & Apt. #8

Dear Mrs. Hamill:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merlin Leary of the property owned by you at 22 Carleton St., Apts. 4 & 8, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

APT. #4

1. KITCHEN - wall - illegal wiring. 113-5
2. LIVING ROOM - window - rotted sash. 108-3
3. LIVING ROOM - window - missing counterbalance cords. 108-3

APT. #8

- *4. REAR EXIT - missing railing and walkway. 10(2)
- *5. KITCHEN - wall - inoperative ventilation. 112
6. BATHROOM - wall - peeling paint. 108-2

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before Sept. 15, 1985.

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 P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

Merlin Leary
Code Enforcement Officer - M. Leary (3)

1:30 today #4
1:30

August 8, 1985

Mr. Merle Leary
c/o Ms. Chris Von Obenauer
22 Carleton Street
Portland, Maine 04102

RE: 22 CARLETON STREET, APARTMENT 4

Dear Mr. Leary:

I have spoken with Ms. Von Obenauer regarding our shared concern for the safety of the tenants of 22 Carleton Street, and she has informed me that you plan an on-site visit to the property today's date. Unable to reach you by telephone before your planned visit, I desire this letter to be construed as my official complaint of apparent structural deficiencies of the building, subject to the following:

1. I think it only fair to inform you that I have been embroiled in a landlord-tenant dispute with the owners of the premises for some time, which has led to our mutual agreement to termination of my tenancy on Monday, August 12th at noon. This dispute includes but is not limited to my contention that repairs have not been made to the apartment.

2. Not being native to Portland, I am unfamiliar with the building codes of the State of Maine and the City of Portland, and therefore allege deficiencies only on "common sense" assumptions of what appears to me to be unsafe, and I would therefore defer to your opinion regarding anything other than patently obvious matters of fact.

If you care to visit my apartment at any time during what remains of my tenancy for the purpose of inspecting the kitchen, living room and bathroom thereof, I happily hereby give you my permission. Access may be gained by contacting Ms. Von Obenauer, with whom I am leaving a key for that purpose, and who is authorized to show you my apartment by means of a copy of this letter. I would prefer my bedroom be left undisturbed.

Also, should you choose to inspect my apartment, I wish to draw your attention to the following items of special concern to me:

- a. Peeling paint in the bathroom.
- b. Broken sashes allowing poor support to the East and North windows.
- c. The refrigerator electrical connection, which is located under the kitchen sink, and in spite of its proximity to water is

Illegal wiring, MI Cords & BA Sash L/W

Mr. Merle Leary
August 8, 1985
Page 2.

made by means of a light-duty extension cord which has been secured with plastic electrician tape at both ends and terminated into an uncovered, ungrounded service outlet.

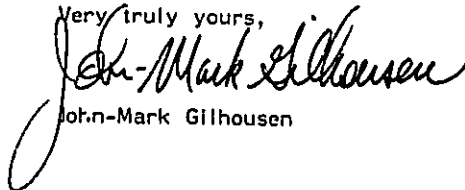
d. The only accessible service plug in the kitchen being located in such a way as to make it difficult to keep cords any safe distance from the oven and the open flame of the gas range.

To show my lawful possession of the premises, I am attaching hereto a copy of my signed rental agreement.

If you have any questions regarding this matter, please do not hesitate to call me at my place of employment: Bernstein, Shur, Sawyer & Nelson (774-1200). I would appreciate being made informed of your findings, if any.

Thank you for your assistance in this matter

Very truly yours,

A handwritten signature in cursive script that reads "John-Mark Gilhausen". The signature is written in dark ink and is positioned above the printed name.

John-Mark Gilhausen



Structures Incorporated

P. O. BOX 288 - 1 JUNIPER DRIVE
YARMOUTH, MAINE 04036
TELEPHONE 207-846-3395

RENTAL AGREEMENT

3/25 19 85

Structures Incorporated hereby leases and rents unto John-Mark Gilhousen ("Tenant")

Unit No. 4 at 22 Carleton St, Portland, Me. 04102

for the term to begin at noon the _____ day of _____, 19____ and ending at noon the _____ day of _____, 19____, to be occupied strictly as a private residence.

1. **RENT.** Tenant shall pay \$ 475.00 per calendar month, payable on or before the 1st OF EACH MONTH.
2. **SECURITY DEPOSIT.** Tenant has deposited with Structures the sum of \$ 475. If not applied for unpaid rent, damages, or any other breach of this agreement, the full Security Deposit shall be refunded at the termination of this agreement.
3. **OPTION TO TERMINATE.** Tenant may terminate this agreement upon the last day of any month by both (1) giving thirty days written notice to Structures, AND (2) by paying a termination fee of \$ 750.00.
4. **UTILITIES**
 - Structures will furnish reasonable heat during the regular heating season.
 - Tenant shall provide heat at his own expense. Structures shall provide a full tank of fuel oil at the commencement of this agreement and upon termination of this agreement tenant shall leave a full tank of fuel oil.
5. **PETS.** No pets of any nature shall be kept on the premises. Possession of unauthorized pets shall be reason to terminate this agreement with full termination fees due.
6. **OCCUPANCY LIMITED TO NAMED PERSON(S).** Tenant represents that apartment will be occupied ONLY by the person(s) stated as occupants on the "Rental Application". Guests shall not remain with Tenant for more than seven consecutive days without notification to Structures. Children: As this is an adult community, arrangements for visiting children must be made with Structures.
7. **ASSIGNMENT.** Tenant shall not sublet the premises in whole or in part and shall not assign or in any way encumber this agreement.
8. **USE OF PREMISES.**
 - Balconies, patios, hallways and common areas shall not be used for the storage of bicycles or other personal possessions.
 - No external television antennas, clotheslines, signs or other devices shall be installed or hung outside the premises.
 - No trailers, boats or snowmobiles shall be stored or parked on the premises.
 - No waterbeds are permitted.
 - No clothes washing machines are permitted.
 - Tenant shall not alter or paint the premises.
 - Additional locks shall not be used on apartment doors except with Structures' written authorization.
 - The cost of repair or any damage to the premises or equipment caused by misuse shall be borne by Tenant.
 - No disturbance, nuisance or interference with the rights and comforts of other residents will be permitted.
9. **INSPECTION** Structures or its agents may enter to examine the premises at reasonable times to make such repairs and perform such maintenance as it deems necessary; and upon giving reasonable notice, may enter the premises to show it to prospective tenants.
10. **TENANT'S PROPERTY.** All the Tenant's property on the premises shall be kept at his own risk; and Structures shall not be liable for any damage to furniture or other tangible personal property occasioned by moisture from floors or by water, or fire. Structures shall not be responsible for damage or loss of clothing while using coin-operated laundry equipment.
11. **PARKING.** Structures will provide space for the parking of one (1) motor-vehicle. NO PARKING.
12. **INDEMNIFICATION.** Tenant agrees that he will indemnify and hold harmless Structures from any loss, damage, claim, suits, judgements, fire or liabilities which Structures may be put, arising by reason of any injury of death to persons or property or any claim on account thereof resulting from use of the premises by the Tenant, his agents, guests, or invitees.
13. **BREACH.** If ANY covenant in this agreement is violated, termination fees will be assessed and due to Structures. Structures may declare forfeiture re-enter the premises, sue for rent or resort to any other legal remedy. Tenant agrees to reimburse Structures for any expenses occasioned by such breach including reasonable attorney's fees and any other collection costs. Unfavorable credit history will be reported to the appropriate credit agencies.
14. **TERMINATION.** Upon the expiration or termination of this agreement, tenant agrees to deliver up the premises and equipment in good clean tenable condition, reasonable wear and tear excepted.
15. **MISCELLANEOUS.** If any provision of this agreement shall be determined void for any reason, such determination shall not affect any other provision herein.
16. **OTHER.** The provisions of Paragraph 7 notwithstanding, Tenant shall be permitted hereunder to lease a portion of the premises to a corporate entity to which he is a principal providing Tenant shall and hereby does warranty that any such lease shall be for his own business use only.

PLEASE READ AND UNDERSTAND THIS RENTAL AGREEMENT BEFORE SIGNING
IN WITNESS WHEREOF, the Parties to this Agreement set their signatures the day and year first above written.

STRUCTURES INCORPORATED

By _____
"Structures"

John-Mark Gilhousen
John-Mark Gilhousen ("Tenant")

A 15% late fee will be charged
for late payment of rent

"Tenant"

HOUSING INSPECTION REPORT

Location: 22 Carleton St
Housing Conditions Date: December 27, 1994
Expiration Date: February 25, 1995

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | | |
|----|---|--------|
| 1. | EXT - FRONT ENTRY -
PROVIDE ILLUMINATION | 113.50 |
| 2. | EXT - STEPS - THROUGHOUT -
PROVIDE BALUSTERS @ 4" O.C. | 108.40 |
| 3. | INT - BASEMENT - REAR STAIRS
ADD COVER TO JUNCTION BOX | 113.50 |
| 4. | EXT - REAR STAIRS -
PROVIDE ILLUMINATION | 113.50 |
| 5. | INT - APT #1 - BATHROOM
SUPPLY A WORKING EXHAUST FAN | 113.50 |
| 6. | EXT - REAR OF BUILDING -
REPLACE OR REPAIR ROTTED/LOOSE TRIM FASCIA BOARDS | 108.10 |

Addendum: It is recommended that the fire extinguisher on the second floor be re-charged.

Inspection Services
P. Samuel Hoffser
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 27, 1994

GRANT ROBERT H SR
73 SUNSET LN
PORTLAND ME 04102

Re: 22 Carleton St
CBE: 063- - H-012-001-01
DU: 10

Dear Mr. Grant:

During a recent inspection of the property owned by you at the above referred address, it was noted that the smoke detector in apartment #8 had no batteries.

25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely,

Amy Simpson
Code Enforcement Officer

Marge Stumuckal
Asst. Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 27, 1994

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73 SUNSET LN
PORTLAND ME 04102

Re: 22 Carleton St.
CBL: 063- - H-012-001-01
DU: 10

Dear Mr. Grant:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on 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 this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

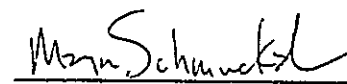
Please contact this office if you have any questions regarding this order.

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

Sincerely,



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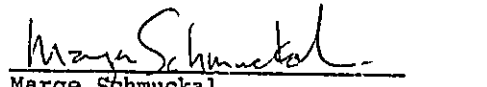
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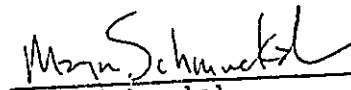
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