

5-7 C Street

64-D-9



SMITH BARBER
NEW YORK

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

December 4, 1980

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

Mr. Scott Mason
5-7 C Street
Portland, Maine 04102

Re: Premises located at 5-7 C Street., Portland, Me. WE 64-D-21

Dear Mr. Mason:

A re-inspection of the premises noted above was made on December 1, 1980
by Housing Inspector Gayton Bartlett.

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 August 5, 1977.

Thank you for your cooperation and your efforts to help us maintain
decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing
housing inventory, it shall be the policy of this department
to inspect each residential building at least once every
five years. Although a property is subject to re-inspection
at any time during the said five-year period, the next
regular inspection of this property is scheduled for
December 1985.

Sincerely yours,

Joseph E. Gray, Jr., Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Gayton Bartlett
Gayton Bartlett

jmr

CITY OF PORTLAND, MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

6/3/80
1:30

NOTICE OF HEARING

OK
BY GB
DATE 12/1/80

April 3, 1980

To: Scott Mason 772-5096
5-7 C Street
Portland, Maine 04102

Re: Premises located at 5-7 C Street - 64-D-21 - NCP-West End

Dear Mr. Mason:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 A.M. on April 14, 1980, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about August 5, 1977.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle P. Noyes
Lyle P. Noyes,
Housing Code Administrator

Requested by
Inspector G. Bartlett
G. Bartlett

Enclosure

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: 64-D-21
 Location: 5-7 C Street
 Project: RCP-West End
 Issued: August 5, 1977
 Expired: November 5, 1977

Scott Mason
 5-7 C Street
 Portland, Maine 04102

Dear Mr. Mason:

An examination was made of the premises at 5-7 C Street, Portland, Maine, by Housing Inspector Gough. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before November 5, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
 Neighborhood Conservation

Inspector G. Bartlett

By Lyle D. Noyes
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
1. GENERAL STAIRS - replace broken treads.	3d
2. OVERALL EXTERIOR WALLS - repair or replace loose, broken, & missing siding.	3a
3. FIRST, SECOND & THIRD FLOOR - RIGHT & LEFT - HALL CEILING & WALLS - repair or replace loose and missing plaster.	3b
4. OVERALL ROOF - determine the reason and remedy the condition which causes signs of leakage.	3a
5. OVERALL - determine the reason and remedy the condition which causes the faces to blow excessively.	3a
6. FIRST FLOOR FRONT - HALL DOOR - repair broken door.	3a
7. OVERALL EXTERIOR TRIM - see - peeling paint.	3d
8. FIRST FLOOR - LEFT REAR PORCH - replace broken treads.	3d
9. FIRST FLOOR	3d
9a. LIVING ROOM DOOR - replace missing knob.	3b
SECOND FLOOR	3a
10. KITCHEN, LIVING ROOM & DINING ROOM - CEILING - repair loose plaster.	3a
11. KITCHEN WALL - remove illegal wiring.	3a
12. KITCHEN WALL - repair inoperative electrical outlet.	3a
THIRD FLOOR	3a
13. KITCHEN, LIVING ROOM - CEILING - determine the reason and remedy the condition which causes signs of leakage.	3a
14. REPAIR INOPERATIVE furnace for this heating unit.	3a

vscont.

3-7 C Street, Portland, Maine NCP-WB 64-D-21 8/5/77

~~continued~~

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.

Additional Violations Found On March 31, 1980 Reinspection

- 12/1 20 ~~1~~ FIRST FLOOR - RIGHT FRONT - repair/replace damaged door. 3-c
- 12/1 20 ~~2~~ FIRST FLOOR FRONT HALL - wall and ceiling - remove peeling paint. 3-b
- 12/1 20 ~~3~~ LEFT CELLAR - window - repair/replace broken glass. 3-e
- 12/1 20 ~~4~~ OVERALL - roof - repair/replace missing and damaged shingles. 3-a
- FIRST FLOOR APARTMENT - OVERALL
- 5 ~~LIVING ROOM - window - repair/replace broken glass. 3-c~~
- THIRD FLOOR APARTMENT - OVERALL
- 6 ~~LIVING ROOM - window - repair/replace broken glass. 3-c~~

NOTICE OF HOUSING CONDITIONS

DU 3

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

Scott Mason 772-5096
 5-7 C Street
 Portland, Maine 04102

3/31/77
 19150

FAIRCHILD 7:30

Ch.-Bl.-Lot: 64-D-21
 Location: 5-7 C Street
 Project: NCP-West End
 Issued: August 5, 1977
 Expired: November 5, 1977

Dear Mr. Mason:

An examination was made of the premises at 5-7 C Street, Portland, Maine, by Housing Inspector Gough. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before November 5, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
 Neighborhood Conservation

By Lyle D. Noyes
 Chief of Housing Inspections

Inspector N. Gough

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
1. CELLAR STAIRS - replace broken treads.	3d
2. OVERALL EXTERIOR WALLS - repair or replace loose, broken, & missing siding.	3a
3. FIRST, SECOND & THIRD FLOOR - FRONT & REAR - HALL CEILINGS & WALLS - repair or replace loose and missing plaster.	3b
4. OVERALL ROOF - determine the reason and remedy the condition which causes signs of leakage.	3a
5. OVERALL - determine the reason and remedy the condition which causes the furnace to also excessively.	3a
6. FIRST FLOOR FRONT - HALL DOOR - repair broken door.	3d
7. OVERALL EXTERIOR TRIM - remove peeling paint.	3a
8. FIRST FLOOR - LIFT REAR PORCH - replace broken treads.	3d
FIRST FLOOR	
9. LIVING ROOM DOOR - replace missing knob.	3d
SECOND FLOOR	
10. KITCHEN, LIVING ROOM & BEDROOM CEILING - repair loose plaster.	3b
11. KITCHEN WALL - remove illegal wiring.	6a
12. KITCHEN WALL - repair inoperative electrical outlet.	6a
THIRD FLOOR	
13. KITCHEN, LIVING ROOM, CEILING - determine the reason and remedy the condition which causes signs of leakage.	3a
14. REPAIR INOPERATIVE furnace for this dwelling unit.	4a

WCONT.

Continued

5-7 C Street, Portland, Maine NCP-WE 64-D-21 8/5/77

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.

STULT.

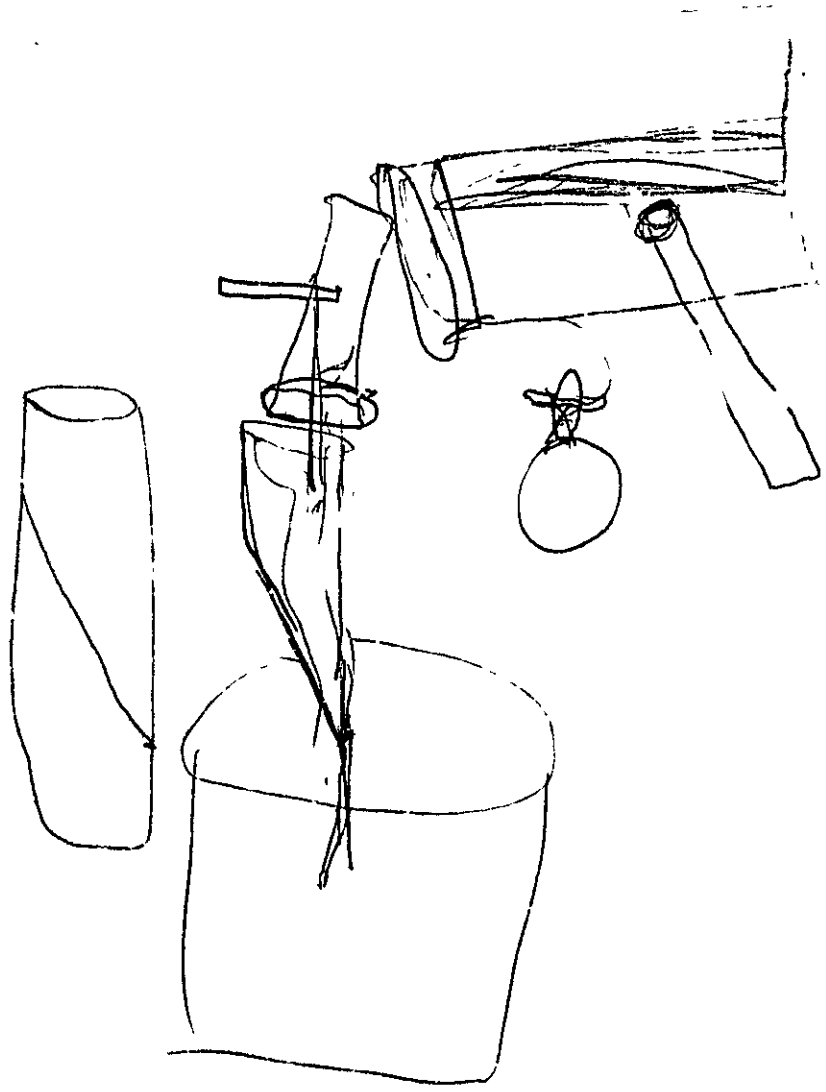
BADLY LOST PAR
PER FARA W/ FCL
BAGGAGE LEG W/ I
W/MI SHINGLES OR RO.

150

BAGGAGE L/MI

300

FL BAGGAGE
L/MI



REINSPECTION RECOMMENDATIONS

INSPECTOR g m g h

LOCATION 5-7-C-57
 PROJECT NCP
 OWNER MASON

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>4-9-77</u>	<u>10-15-77</u>				

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

DATE	RECOMMENDATION
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
<u>2-15-79</u> <u>M/G</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>OTA 5-1-79</u> Time Extended To: _____ Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____
	"NOTICE TO VACATE" _____ "FINAL NOTICE" _____ POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

INSPECTOR'S REMARKS: MRS Mason said she is requesting
1 app for loan OTA 30 days
30-79 M/G CO LOAN appl appl w CARL B 3-14-79-AB-
12-7-79 M/G credit problem resolved will supply

INSTRUCTIONS TO INSPECTOR: _____

- 5096

QUENTIN PARKER CETA

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	9-29-81	BY	Joyel	DISTRICT	McLeary
REQUEST BY	NAME	Linda Rodonis (Land) - 772-5107 Home			
	ADDRESS	7 C Street City Hall - 204 ext.			
OWNER	NAME	Scott Mason - 772-9789			
	ADDRESS	5 C St.			
CONDITIONS	ADDRESS	7 C Street - 2 nd FL.			

No Heat. Inspection 8:00 A.M. 9-30-81, if possible

COMMENTS Tenant asks if you will call her at ^{8:00 at} city hall x204 early Sept 30 to set an appointment

SPECIAL INSTRUCTIONS OK - heat on 9-30

DIVISION	SANITATION	HOUSING	NURSING
	ROUTINE	SPECIAL	
PRIORITY	URGENT	REPORT TO	BY DATE

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1-8-81	BY	guy	DISTRICT	East
REQUEST BY	NAME	Linda Rodonis - Cyp. 263 - City Hall			
	ADDRESS	C. St., Portland, Me. (Planning)			
OWNER	NAME	Scott Mason → 772-5096 (DISCONNECTED)			
	ADDRESS	5C St., Portland, Me. -			
CONDITIONS	ADDRESS	7 C. St., Portland, Me. - 2 nd Fl.			

insufficient heat (38° at times), and other minor violations

NT

Mary Rose - 3rd fl
(w) 871-2891 tenant

COMMENTS Tenant's sister is staying there.

1) Heat NT 2) Nails coming out of floor - NT 3) Steam radiator was shut off in tenants bedroom.

SPECIAL INSTRUCTIONS

DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE



CBSL
M.F.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 15, 1990

Daniel Hourihan, Trustee
222 St. John Street
Portland, ME 04101

(WEST END)

DU: 2

Dear Sir:

RE: 5-7 C Street 64-D-21

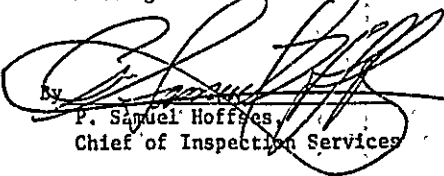
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

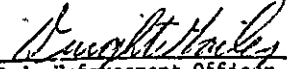
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely yours,
Joseph E. Gray, Jr., Director
Planning & Urban Development


By P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer
Dwight Gailey for Hubert Irving (8)

jmr

P 032 225 165

RECEIPT FOR CERTIFIED MAIL

PS Form 3811, July 1983 447-845
 U.S. POST OFFICE

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

10¢ Per Postage and Fees

Postmark or date

RC: 7 C St - J. Torres - Housing

See Reverse.

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 boxes) for service(s) requested.

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

3. Article Addressed to:
 "C" Street Realty
 222 St. John Street
 Portland, ME 04102

4. Type of Service: Registered Insured Certified COD Express Mail

Article Number:
 225 165

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee

6. Date of Delivery

7. Postmark or date (ONLY if requested and fee paid)

RE: 7 C Street - J. Torres - Housing

PS Form 3811, July 1983 447-845

DOMESTIC RETURN RECEIPT



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 31, 1989

"C" Street Realty
222 St. John Street
Portland, ME 04102

Re: 7 C Street 64-D-21, #2

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Joseph Torres of the property owned by you at 7 C Street, #2, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. EXTERIOR SECOND FLOOR, APT. #2 - ENTRANCE STAIRWAY - first wood step broken. 108-4

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 June 10, 1989.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph C. Gray, Jr., Director of
Planning & Urban Development

By _____
Chief of Inspection Services

Joseph Torres, Housing Inspector

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE


Insp. Date: 5/30/89 Complaint 5 year Fire Inspector's Name Joe Torres Dist.

Property Address: Rhonda Ball
7-"C" Street #2 C-B-L: 6H-D-21 Legal Units: Exist. Units: Stories: 2

Owner or Agent "C" Street Realty Stand. 1st: N.O.H.C. L.O.D. X
Address 222 - ST. JOHN ST
PORTLAND, 04102

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X		2	2	ENTRANCE STAIRWAY	FIRST WOOD STEP BROKEN	108-4

10 DAYS

 Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 27, 1992

Daniel Hourihan, Trustee
First Allied Home
222 Auburn St
Portland, ME 04103

Re: 5-7 C St (3rd floor)
CBL #: 064-D-021
DU: 3

Dear Sir,

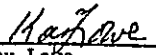
During a recent inspection of the property owned by you at the above referred property, it was noted that smoke detectors were missing/inoperable in some locations.

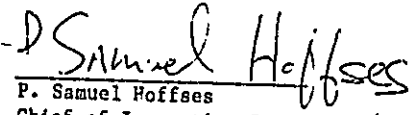
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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


Kathy Lowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 27, 1992

Daniel Houihan, Trustee
First Allied Home
222 Auburn St
Portland, ME 04103

Re: 5-7 C Street
CBL #: 064-D-021
DU: 3

Dear Sir,

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

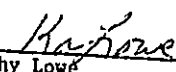
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before March 27, 1992. If you are unable to make such repairs within the specified time, you must contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 10 days from this date, we will assume the repairs progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Housing Code Standards.

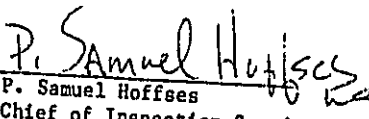
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

Please contact this office if you have any questions regarding this or

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

Sincerely,


Kathy Lowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 5-7 C Street
Owner: Daniel Hourihan, Trustee
Housing Conditions Date: January 27, 1992
Expiration Date: March 27, 1992

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 - Missing Downspout | 108-1 |
| 2. 1st floor - Windows not weathertight | 108-3 |
| Inoperable Outlets | 113.5 |
| 3. 2nd floor - Livingroom - Broken Window | 108-3 |
| Rear Hall - No lights | 113.3 |
| Rear Hall - Blocked Passage | 116.3 |
| 4. 3rd floor - Damaged front door | 108.2 |
| Windows not weathertight | 108.3 |
| Inoperable radiators | 114.3 |
| Rear Hall - No lights | 113.3 |

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 16, 1992

Daniel Houihan, Trustee
First Allied Home
222 Auburn St
Portland, ME 04103

Re: 5-7 C Street
CBL: 064-D-021
DU: 3

Dear Sir,

A re-inspection at the above noted property was made on April 16, 1992 by Code Enforcement Officer Merle Leary.

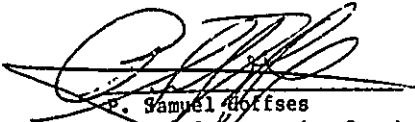
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated January 27, 1992.

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.

Sincerely,


Kathleen Lowe
Code Enforcement Officer


S. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Director

CITY OF PORTLAND

November 02, 1993

HOURIHAN DANIEL W TR
PO BOX 578
PORTLAND ME 04112

Re: 5 C St
CEB: 064- - D-021-001-01
DU: 0

Dear Mr. Hourihan,


As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows and other openings on all vertical walls of the structure, so that no damage to life or property or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17 MRSA section 2856, the City has the right, and may exercise that right, to secure the structure and to recover, from you, the expense in so doing if you have not completed the order by November 12, 1993.

If you have any questions regarding this action, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 16, 1995

JONES DAVID I.
5 C ST
PORTLAND ME 04102

Re: 5-7 C St
CBL: 064- - D-021-001-01
DU: 3

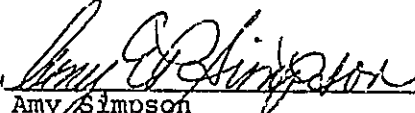
Dear Mr. Jones:

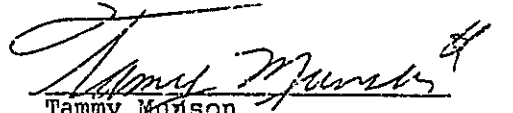
This is to inform you, as owner or agent of the property located at the above referenced address, that we have released apartment #'s 1, 2 & 3 from posting.

Therefore, you may rent these apartments to others or occupy them yourself.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,


Amy Simpson
Code Enforcement Officer


Tammy Madison
Code Enac. Offr./ Field Supv.