

Inspection Services  
Samuel F. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 24, 1991

Connie F. Breau  
120 Dartmouth St  
Portland, ME 04103

5 YEAR INSPECTION

Re: ~~120 Dartmouth St.~~  
CBL #: 116-A-24  
DU: 3

Dear Ms. Breau


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

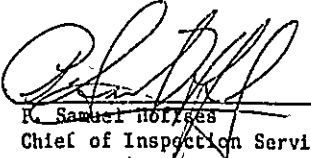
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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,

  
Arthur Rowe  
Code Enforcement Officer

  
S. Samuel Hoffses  
Chief of Inspection Services

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3/28/69	BY	Jones	DISTRICT	FTB
REQUEST BY	NAME	Mrs Pearson			
	ADDRESS	8 Stratton St			
OWNER	NAME	Carlton Lyman			
	ADDRESS	83 Edgewood Ave 772-2337			
CONDITIONS	ADDRESS	120? Danforth St.			
<p>Bean cans etc scattered over yard.                  Will be taken care of by their trash (Mr. Spinnay) rec'd                  Wed 4/2/69                  OK 4/2/69 JTB</p>					
COMMENTS					
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	<input checked="" type="checkbox"/>	HOUSING	NURSING	
PRIORITY	ROUTINE	<input checked="" type="checkbox"/>	SPECIAL	BY	
	URGENT		REPORT TO	DATE	

REQUEST FOR SERVICE				PORTLAND HEALTH DEPARTMENT			
DATE RECEIVED	3/28/65	BY	Jones	DISTRICT	RTB		
REQUEST BY	NAME	John Pearson					
	ADDRESS	E Stratton St					
OWNER	NAME	Carleton P. Lunt					
	ADDRESS	83 Edgewater Ave 7722327					
CONDITIONS	ADDRESS	120? Danforth St.					
<p>Been Cases etc scattered around.</p>							
COMMENTS							
SPECIAL INSTRUCTIONS							
not recorded							
DIVISION		SANITATION	X	HOUSING		NURSING	
PRIORITY	X	ROUTINE		SPECIAL		BY	
		URGENT		REPORT TO		DATE	

SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)  
(Additional charges required for these services)

Show to whom, date and address  
where delivered

Deliver ONLY  
to addressee

RECEIPT

Received the numbered article described below

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.

402593

1

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

Anna Romans

INSURED NO.

2

DATE DELIVERED

7/14/72

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

3

150 Dartmouth St



CITY OF PORTLAND

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

April 8, 1983

Ms. Connie F. Breau  
120 Dartmouth Street  
Portland, Maine 04102

DU: 3

Re: 120 Dartmouth St. 116-A-24 OAK

The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your 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 of  
Planning & Urban Development

By Lyle B. Myes  
Lyle B. Myes  
Inspection Services Division

G. Bartlett  
Code Enforcement Officer - G. Bartlett (6)

JH

City of Portland

Housing Inspection Division

## STRUCTURE INSPECTION SCHEDULE

1) Insp. Name BARTLET

2) Insp. Date 4/3/83		3) Insp. Type NCP-0AK		4) Proj. Code		5) Assr's: Chart		6) Bl.		7) Lot		8) Census: Tract		9) Blk.		10) Insp. 06		11) Form No.			
12) House No. 120		13) Sec. H. No.		14) Suff.		15) Direct.		16) Street Name DARTMOUTH ST												17) St. Design.	
18) Owner or Agent: CONNIE F. BREAU															19) Status		20) Bldg's Rat.				
21) Address: 120 DARTMOUTH ST															00		1				
22) City and State: PORTLAND, ME															Zip Code: 04102						
23) D. Units 3		24) Occ. D. U. s 3		25) Rm. Units		26) Occ. R. U. s		27) No. Occupants 7		28) Com'l U.		29) Bldg. Type DE		30) Stairs 3		31) Const. Mat. W		32) C. Bs			
33) C. ...		34) Photo		35) Zoned For		36) Act. Land Use		37) D. D.		38) Lks. Ad. Bth. Fac		39) Disp		40) Closing Date							
								Yes		No (circled)											
Viol. No.	Remedy	Cond.	Violation Description							Fl. No.	L	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date					
STANDARD <i>entire</i>																					
ST																					

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

040583

2) INSP.

06

3) FORM NO.

4) TENANT'S NAME

JENKINS

5) Flr.# 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Slip. Rms.

1st OA DU 6 2 9 2

12) Child Under 10 13) Child 1-6 14) 15) Rent 16) Rent Code 17) Furn. 18) Heat 19) Hot Water 20) Dual Egress 21) Cr'ng 22) Lav. 23) Bath 24) Flush

OFF YES YES LG. PL PB PF

Viol. No. Remedy Cond. Violation Location Room Type Area Type Resp. Party Code Sect. Violated Violation Rem. Date

OK

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

04 05 83

2) INSP.

06

3) FORM NO.

4) TENANT'S NAME

BREAU

5) Flr. #

2

6) Location

0A

7) Rng. Tp.

JU

8) #Rms.

6

9) #Peo.

3

10) #All'd

9

11) Slp. Rms.

3

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

OFF

YES

YES

IE

PL

PS

PP

Viol. No.

Remedy

Cond.

Violation

Location

Rm. Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

~~OK~~



City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

04 05 83

2) INSP.

3) FORM NO.

4) TENANT'S NAME

WALTERS

5) Flr. #

3

6) Location

0A

7) Rmg. Tr.

DU

8) #Rms.

6

9) #Peo.

2

10) #A1

9

11) Slp. Rms.

3

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'n.

22) Lav.

23) Bath

24) Flush

OFF

YES

YES

LE

PL

PE

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

*[Handwritten signature and scribbles over the table grid]*

CERTIFICATE  
OF  
COMPLIANCE

CITY OF PORTLAND

✓ March 17, 1978

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

Omer Breau  
120 Dartmouth Street  
Portland, Maine 04103

Re: Premises located at 120 Dartmouth Street, Portland, Maine NCP-Oakdale 116-A-24

Dear Mr. Breau:

A re-inspection of the premises noted above was made on March 16, 1978  
by Housing Inspector 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 Jan. 3, 1978.

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

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years. Although a property is subject to re-inspection at any time during the said five year period, the next regular inspection of this property is scheduled for 1983.

Sincerely yours,

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

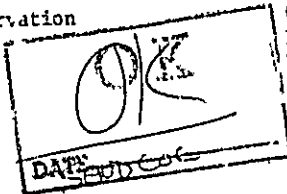
By Lyle D. Noyes  
Lyle D. Noyes  
Chief of Housing Inspections

Inspector M. Bartlett  
G. Bartlett

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland  
Department of Neighborhood Conservation  
Housing Inspections Division  
Tel. 775-5451 - Ext. 358 - 448  
  
Omer Breau  
120 Dartmouth Street  
Portland, Maine 04103



Ch.-Bl.-Lot: 116-A-24  
Location: 120 Jurtmouth Street  
Project: PCI-Dakdale  
Issued: Jan. 3, 1978  
Expired: April 3, 1978

Dear Mr. Breau:

An examination was made of the premises at 120 Dartmouth Street, Portland, Maine, by Housing Inspector Bartlett. 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 April 3, 1978. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

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

Very truly yours,

Joseph E. Gray, Jr. Director  
Neighborhood Conservation

Inspector G. Bartlett  
G. Bartlett

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

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

SECOND FLOOR APARTMENT

1. LEFT REAR & LEFT MIDDLE BEDROOM CEILING - remove peeling paint. 3b
2. BATHROOM WALL - replace missing board. 3b

We suggest that you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

12/9/77 HEM

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: 116-A-24  
Location: 120 Dartmouth Street  
Project: NCP-Oakdale  
Issued: 9-12-77  
Expired: 12-12-77

Henry & Anna Romano  
36 Morning Street  
Portland, Maine 04103

NEW OWNER  
OHER GREAU  
120 DARTMOUTH ST  
773-8867

Dear Mr. & Mrs. Romano:

An examination was made of the premises at 120 Dartmouth Street, Portland, Maine, by Housing Inspector Bartlett. 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 December 12, 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  
G. Bartlett

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

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

- ~~1. THIRD FLOOR FRONT HALL - ceiling - remove peeling paint. 3-b~~
- ~~2. LEFT FRONT CORNER - ceiling - replace missing junction box cover. 8-b~~

- First Floor
- ~~3. RIGHT MIDDLE AND LEFT REAR BEDROOM - windows - repair or replace the broken counter balance cords allowing window sash to remain elevated when opened. 3-c~~
  - ~~4. LEFT REAR BEDROOM - window - repair or replace the broken glass. 3-c~~

Second Floor: At the time of the survey, we were unable to gain access to this apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.

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 that you contact the City of Portland Building Inspection Department, 399 Congress Street - tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

ADDITIONAL VIOLATIONS

12/9/77

2ND FL APT { RM REPAINT LER/LEM BE, CL 2 3B  
RE MI BOARDED BA WA 3B 2 3B

REINSPECTION RECOMMENDATIONS

INSPECTOR: BARTLETT

OK  
GB 3/16/78

LOCATION 120 DARTMOUTH ST  
PROJECT NCP- OAKDALE  
OWNER OMER BREOU

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
11/3/78	4/3/78				

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

DATE		
3/16/78	GB	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>GB 3/16/78</u> "POSTING" RELEASE"
		SATISFACTORY Rehabilitation in Progress
		Time Extended To: _____
		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 _____
3/16/79	GB	INSPECTOR'S REMARKS: <u>2 CONNECTED - NO ADDITIONAL - SEND "COC"</u>
		INSTRUCTIONS TO INSPECTOR: _____

**REINSPECTION RECOMMENDATIONS**

LOCATION 120 DARTMOUTH ST

INSPECTOR BARTLETT

PROJECT NCP-OAKDALE

OWNER H. ROMANO

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9/12/77	12/12/77				

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" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____ 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 _____

12/9/77 GB INSPECTOR'S REMARKS: NEW OWNER - 4 VIOLATIONS CORRECTED - 2 ADDITIONAL  
SEND NEW NONC WITH COMPLIANCE

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

P 398 935 617

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Srnt to	<i>Connie Sears</i>
Street and No.	<i>120 Eastmouth</i>
P. O., State and ZIP Code	<i>Portland Me</i>
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	

*120 Eastmouth Pt. - 654*

PS Form 3800, Feb. 1982

PS Form 3871, 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:

*Connie Brown  
 120 Dartmouth  
 Portland, Me 04103*

4. Type of Service:

- Registered     Insured  
 Certified     COD  
 Express Mail

Article Number

*P398 935 617*

Always obtain signature of addressee or agent and  
**DATE DELIVERED.**

5. Signature - Addressee

*X Connie Brown*

6. Signature - Agent

*X*

7. Date of Delivery

*1/30/85*

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

DOMESTIC RETURN RECEIPT



120 Dartmouth St. Portland, ME 04103





# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

January 29, 1985

Ms. Connie Breau  
120 Dartmouth St.  
Portland, Me 04103

RE: 120 Dartmouth Street OAK.

Dear Ms. Breau:

As regards to your day care operation at the above referenced address, I have been instructed that if over six children are cared for, you must apply for Conditional Use approval.

If fewer than six children are involved, your operation is classified as a Home Occupation and a Change of Use approval is required.

Application for either of these approvals is available in Room 315, City Hall, 389 Congress St, Portland, Maine.

Application must be accomplished on or before February 11, 1985. Failure to comply may result in a complaint being filed for prosecution in the District Court.

Very truly yours,

B.G. MacIsaac  
Code Enforcement Officer (6)

RGM/uuz

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

JUNE 24, 1996

CITY OF PORTLAND

BOYIAN DONNA J  
178R BRIDGE ST  
WESTBROOK ME 04092

Re: 120 DARTMOUTH ST  
CBL: 116- - A-024-001-01  
DU: 3

Dear Ms. Boyian:

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

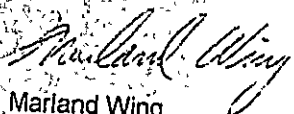
In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

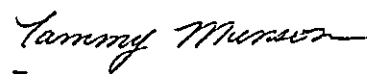
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

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

Sincerely,

  
Marland Wing  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

## HOUSING INSPECTION REPORT

Location: 120 DARTMOUTH ST  
Housing Conditions Date: JUNE 24, 1996  
Expiration Date: AUGUST 23, 1996

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

1. EXT - CHIMNEY - 108.50  
MORTAR IS MISSING
2. INT - CELLAR - 108.40  
STAIRS HAVE BROKEN TREADS
3. INT - CELLAR - 108.40  
STAIRS ARE MISSING A HANDRAIL
4. INT - CELLAR - CEILING 113.50  
JUNCTION BOX COVER IS MISSING
5. INT - 1ST FLR - REAR BEDROOM 108.20  
CEILING HAS A POSSIBLE LEAK
6. INT - OVERALL - 113.50  
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

JUNE 24, 1996

BOYIAN DONNA J  
178R BRIDGE ST  
WESTBROOK ME 04092

Re: 120 DARTMOUTH ST  
CBL: 116- - A-024-001-01  
DU: 3

Dear Ms. Boyian:

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

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

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

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

Sincerely,

Marland Wing  
Code Enforcement Officer

Tammy Munson  
Code Enfc. Offr./ Field Supv.

## HOUSING INSPECTION REPORT

Location: 120 DARTMOUTH ST  
Housing Conditions Date: JUNE 24, 1996  
Expiration Date: AUGUST 23, 1996

Items listed below are in violation of Article 17 of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- |  |        |
|--|--------|
| 1. EXT - CHIMNEY -<br>MORTAR IS MISSING  | 108.50 |
| 2. INT - CELLAR -<br>STAIRS HAVE BROKEN TREADS   | 108.40 |
| 3. INT - CELLAR -<br>STAIRS ARE MISSING A HANDRAIL   | 108.40 |
| 4. INT - CELLAR - CEILING<br>JUNCTION BOX COVER IS MISSING                                 | 113.50 |
| 5. INT - 1ST FLR - REAR BEDROOM<br>CEILING HAS A POSSIBLE LEAK                             | 108.20 |
| 6. INT - OVERALL -<br>HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |