

109 DARTMOUTH STREET 18-D-15

C B L

OWNER/AGENT

George Richards

V.A Bank Inspection

70 CARTER ST

118-D-15

100-1324, 100-0-1102

INSP	DT	CONDITIONS FOUND	ACTION TAKEN (INCLUDE PERSONS CONTACTED)
BB	2/19/70	1st DR DOWNSPITS.	N.H.C. C.T. GEORGE CARTER.
BB	3/1/70	BB Plaster c/w/1st FLOOR REHA.	HOW SWIVERS letter

July 21, 1977 ✓

George D. & Janis L. Richards
109 Dartmouth Street
Portland, Maine 04102

Mr. & Mrs. Richards: Re: NCP-Oakdale Neighborhood Conservation Program
109 Dartmouth Street, Portland, Maine 118-D-15

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

Congratulations are extended to you for the general conditions of your property which we 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
Neighborhood Conservation

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

Inspector G. Bartlett
G. Bartlett

VW

OK-1st-EX

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name BARTLETT

[illegible]

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Department of Health & Social Services
Housing Inspections Division
Telephone: 775-5451 - Extension 448

Mr. George Richards
109 Dartmouth Street
Portland, Maine 04103

August 24, 1976

Re: Premises located at 109 Dartmouth Street, Portland, Maine 118-0-15

Dear Mr. Richards:

A re-inspection of the premises noted above was made on August 23, 1976
by Housing Inspector H. 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 March 18, 1976.

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 1981.

Sincerely yours,
David C. Bittenbender
Director
Health & Social Services

Inspector H. Leary

By Chief of Housing Inspections

LD:rl

1st/76

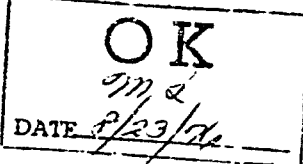
CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 775-5451 - Extension 448

Mr. George Richards
109 Dartmouth Street
Portland, Maine 04103

NOTICE OF HOUSING CONDITIONS

DU3

Ch.-Bl.-Lot: 118-D-15
Location: 109 Dartmouth St.
Project: General
Issued: Mar. 18, 1976
Expired: May 18, 1976



Dear Mr. Richards:

An examination was made of the premises at 109 Dartmouth St., Portland, Maine, by Housing Inspector Bailey. 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 May 18, 1976. 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 re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

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

Sincerely yours,

David C. Bittenbender
Director
Health & Social Services

Inspector

R. Bailey

By

Chief of Housing Inspections

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

1. EXTERIOR Wall - Replace the missing downspout - right front exterior wall. 3b
2. EXTERIOR Wall - Repair the broken downspout - right rear exterior wall. 3b
3. REAR HALL - Ceiling and Walls - Repair broken plaster - first floor rear hall. 7b

LDW:rl

Date: March 18, 1976

FOR YOUR INFORMATION AS A NEW OWNER

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY: It shall be a violation of this ordinance for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the Health Officer under the provisions of this ordinance unless he shall first furnish to the grantee a true copy of such order and shall at the same time notify the Health Officer in writing of the intent to so transfer either by delivering said notice to the Health Officer and receiving a receipt thereof or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section of this ordinance, such person shall be subject to a fine which may be imposed for failure to comply with any order of the Health Officer as provided herein.

SECTION 20 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED: No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this ordinance shall be effective in relieving any person of responsibility for compliance with the provision of this ordinance as set forth herein.

SECTION 25 - PENALTY: Any person violating any of the provisions of this ordinance or failing or neglecting or refusing to obey any order or notice of the Health Officer issued hereunder shall be subject to a fine of not less than \$10.00 nor more than \$100.00 and each day's violation shall be considered to be a separate offense.

**Mr. George Richards
109 Dartmouth Street
Portland, Maine 04103**

RE: 109 DARTMOUTH STREET 118-0-15

AS THE NEW OWNER of the above we must inform you that SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY, does apply to this property as the Housing Inspection Division, Health Department has an open file in this case.

If you have any questions regarding this matter, please call the Housing Inspection Division, at 771-5451 Ext. 448 or 358

13n:1971

REINSPECTION RECOMMENDATIONS

INSPECTOR H. K. A. 1-4

LOCATION 119 VARTMUN ST
Project REN
Owner NEEL W. 196+ JR.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1-10-71</u>	<u>4-10-71</u>				

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

Date		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
<u>7/1</u>		SATISFACTORY Rehabilitation in Progress
<u>7/1</u>	<u>2</u>	Time Extended To _____
		Time Extended To _____
		Time Extended To _____
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Eviction _____
		POST Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
<u>7/1</u>	<u>2</u>	INSPECTOR'S REMARKS: <u>Interior and exterior condition of building is satisfactory.</u>
<u>7/1</u>	<u>2</u>	<u>For further action.</u>
<u>8/1</u>	<u>2</u>	<u>For further action.</u>
		INSTRUCTIONS TO INSPECTOR _____

