

101 Dartmouth Street

118-D-17





CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF
NEIGHBORHOOD CONSERVATION

/ July 17, 1979 +

Ms. Sonia O'Donnell
101 Dartmouth Street
Portland, Maine 04103

Dear Ms. O'Donnell: Re: 101 Dartmouth Street - 118-D-17 - Oakdale
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 condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems.

1. LEFT MIDDLE STAIRS - loose and rotted railing and balusters.
2. LEFT MIDDLE STEPS - rotted risers and stringers.

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 N. C. Bartlett
G. Bartlett

/ss

NEIGHBORHOOD CONSERVATION
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

1) Insp. Name BARTLETT

1) Insp. Date	3) Insp. Type	4) Proj. Code	5) Asst. Chart	6) Bl.	7) Lot	8) Consol. Tract	9) Blk.	10) Insp.	11) Form No.	
7/19/79		UCP-04K		118	2	17		16		
12) Hous. No.	13) Sec. H. No.	14) Suff.	15) Direct.	16) Street Name	17) St. Design.					
101				DARTMOUTH	ST					
18) Owner or Agent: SONIA O'DONNELL					19) Status:		20) Bldg's Rat.			
21) Address: 101 DARTMOUTH ST					00		3			
22) City and State: PORTLAND, ME					Zip Code: 04103					
23) D. Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mat.	32) O. Bs.	
2	2			3		DE	25	WD	1	
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date			
YES	NO	RE	KE		Yes (No)					
Viol. No.	Remedy	Cond.	Violation Description	Fl. NO.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1	RE/RE	W/O	RAILING AND BALUSTERS		LEM		SP'S	2	3D	
2	RE/RE	PO	RISER & STRINGERS		LEM		SP'S	2	3D	
Suggest you have both heating systems check for efficiency by a licensed oil service technician										

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. DATE				2) INSP.				3) FORM NO.				
070979				16								
4) TENANT'S NAME				5) Flr #	6) Location	7) Rm. Tp	8) #Rms	9) #Peo	10) #All'd.	11) Slip		
P. W. L. L. P. J. A. G. O. L. I. N. E. R.				1st	OA	DI	6	1	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) Ck'ng	22) L.v.	23) Bath	24) Flush
						OFF	YES	YES	LE	PL	PB	PF
Viol No	Remedy	Cond.	Violation	Location	Type	Area Type	Resp Party	Code Sect Violated	Violation Rem.-Date			
OK												

City of Portland

Department of Neighborhood Conservation
DWELLING UNIT SCHEDULE

Housing Inspection Division

3) FORM NO

1) INSP. DATE

070979

4) TENANT'S NAME

SOMIA O'DONNELL

12) Child 13) Child 14) Under 10 1-6

5) Flr #

2nd

6) Location

0A

2) INSP

16

7) Rm. To

DU

8) #Kms

7

9) #Peo

2

10) #Att'd

112

11) SLP

3

18) Heat

OFF

19) Hot Water

YES

20) Dual Egress

YES

21) CK'ng

DE

22) Lav.

PL

23) Bath

FB

24) Flush

PF

Location

Room Type

Area Type

Rsp Party

Code Sect Violated

Violation Rem.-Date

Viol No

Remedy

Cond.

Violation

OK

CITY OF PORTLAND - DEPARTMENT OF NEIGHBORHOOD CONSERVATION
POTENTIAL LEAD BASED PAINT POISONING HAZARD

ADDRESS: 101 DARTMOUTH ST
DWELLING UNIT LOCATION: 1st fl
OWNER: SONIA O'DONNELL
PROJECT AREA: NCP-OAKDAKE

INTERIOR ROOMS:	KITCHEN	BATH	LIVING	DINING	BD #1	BD #2	BD #3	BD #4	OTHER
WINDOW SILLS									
DOORS									
WALLS				OK					
BASE BOARD									
CABINETS									
OTHER									
EXTERIOR:	HALL	STAIR	F. PORCH	R. PORCH	ENTRY	OTHER	OTHER	OTHER	OTHER
STEPS									
SILLS				OK					
DOORS									
WALLS									
OTHER									

AREAS NOTED ABOVE PRESENT A POTENTIAL LEAD POISONING HAZARD TO CHILDREN. THE IMMEDIATE HAZARD MAY BE ELIMINATED BY THE REMOVAL OF ALL LOOSE, CHIPPED, OR SCALING PAINT FROM EACH CHEWABLE SURFACE BELOW THE FIVE (5) FOOT LEVEL, SANDING TO A FEATHERED EDGE, AND REPAINTING WITH A NON-LEAD PAINT.

HOUSING INSPECTOR: Hayden Brissett

DATE: 10/15/79

CITY OF PORTLAND - DEPARTMENT OF NEIGHBORHOOD CONSERVATION
POTENTIAL LEAD BASED PAINT POISONING HAZARD

ADDRESS: 101 DARTMOUTH ST
DWELLING UNIT LOCATION: 2ND APT
OWNER: SONIA O'DONNELL
PROJECT AREA: NCP-OAK

INTERIOR ROOMS:	KITCHEN	BATH	LIVING	DINING	BD #1	BD #2	BD #3	BD #4	OTHER
WINDOW SILLS									
DOORS									
WALLS									
BASE BOARD									
CABINETS									
OTHER									
EXTERIOR:	HALL	STAIR	F. PORCH	R. PORCH	ENTRY	OTHER	OTHER	OTHER	OTHER
STEPS									
SILLS									
DOORS									
WALLS									
OTHER									

AREAS NOTED ABOVE PRESENT A POTENTIAL LEAD POISONING HAZARD TO CHILDREN. THE IMMEDIATE HAZARD MAY BE ELIMINATED BY THE REMOVAL OF ALL LOOSE, CHIPPED, OR SCALING PAINT FROM EACH CHEWABLE SURFACE BELOW THE FIVE (5) FOOT LEVEL, SANDING TO A FEATHERED EDGE, AND REPAINTING WITH A NON-LEAD PAINT.

HOUSING INSPECTOR: Myron Bartlett

DATE: 10/15/79

July 21, 1977

Phillip & Ruth S. Jagolinzer
101 Dartmouth Street
Portland, Maine 04102

Dear Mr. & Mrs. Jagolinzer: Re: NCP-Oakdale Neighborhood Conservation Program
101 Dartmouth Street, Portland, Maine 118-D-17

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 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
Neighborhood Conservation

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

Inspector G. Bartlett
G. Bartlett

vw

OK-15-EX

Health Department

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp Name FRITZ

[illegible]

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

NOVEMBER 22, 1996

CITY OF PORTLAND

COTE MICHAEL D
68 ALPINE RD
PORTLAND ME 04103

Re: 101 DARTMOUTH ST
CBL: 118 - D-017-001-01
DU: 3

Dear Mr. Cote:

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,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 101 DARTMOUTH ST

Housing Conditions Date: November 22, 1996

Expiration Date: January 21, 1997

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

- | | |
|--|--------|
| 1. INT - CELLAR -
STAIRS ARE MISSING A RAILING | 108.40 |
| 2. INT - CELLAR - FLOOR -
OIL LINE IS EXPOSED | 114.30 |
| 3. INT - 2ND FLR - REAR HALL
STAIRWAY IS MISSING A RAILING | 108.40 |
| 4. INT - 3RD FL - APT #3 - FRONT/REAR STAIRS
RAILING IS MISSING | 108.40 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph B. Gray Jr.
Director

NOVEMBER 22, 1996

CITY OF PORTLAND

COTE MICHAEL D
66 ALPINE RD
PORTLAND ME 04103

Re: 101 DARTMOUTH ST
CBL: 118 - D-017-001-01
DU: 3

Dear Mr. Cote:

During a recent inspection of the property owned by you at the above-referred address, 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 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.

Reinspection of your property will be made in twenty-four (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.

Please read and implement the attached formal code interpretation or determination - number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

Melre Leary
Melre Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief

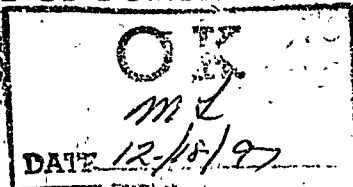


Planning and Urban Development
Joseph E. Gray Jr.
Director

NOVEMBER 22, 1996

COTE MICHAEL D
68 ALPINE RD
PORTLAND ME 04103

CITY OF PORTLAND



Re: 101 DARTMOUTH ST
CBL: 118- - D-017-001-01
DU: 3

Dear Mr. Cote:

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,

Merle Leary

Merle Leary
Code Enforcement Officer

Tammy Munson

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 101 DARTMOUTH ST

Housing Conditions Date: November 22, 1996

Expiration Date: January 21, 1997

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

- | | |
|--|---------|
| 1. INT - CELLAR - | 108-40 |
| STAIRS ARE MISSING A RAILING | |
| 2. INT - CELLAR - FLOOR - | 114-30- |
| OIL LINE IS EXPOSED | |
| 3. INT - 2ND FLR - REAR HALL | 108-40 |
| STAIRWAY IS MISSING A RAILING | |
| 4. INT - 3RD FL - APT #3 - FRONT/REAR STAIRS | 108-40 |
| RAILING IS MISSING | |

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

December 18, 1997

Michael D Cote
68 Alpine Rd
Portland ME 04103

Re: 101 Denmark St
CBL: 118- - D-017-001-01
DU: 3

Dear Mr. Cote:

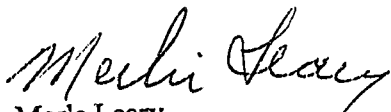
A re-inspection at the above noted property was made on December 17, 1997

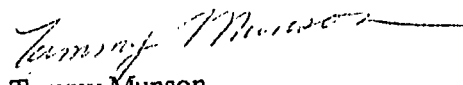
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated November 22, 1996.

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 three years.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./Field Supv.

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 374-8716 TTY 874-8936

