

11 Higgins Street 122-3-9

DRG-CTR 1



3503 38

July 2, 1974

Mrs. Emily O. Stearns
348 Stevens Avenue
Portland, Maine 04103

Dear Mrs. Stearns:

Re: 11 Higgins Street

This is to inform you, as owner or agent of the property located at 11 Higgins Street, Portland, Maine, that we have released the property from posting.

Therefore, you may rent the structure to others or occupy it yourself.

If any additional information is desired, please visit or call this office.

Sincerely yours,

Lyle E. Noyes
Lyle E. Noyes
Chief of Housing Inspections

Inspector *Robert C. Bradley*

LEN:gg

11 *Slip*
SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKING BLOCK(S)

(Additional charges required for these services)



Show address
when delivered

RECEIPT

Received the numbered article described below

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE

CERTIFIED NO.

770604

INSURED NO.

DATE DELIVERED

4/26/74

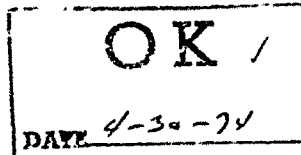
SHOW WHERE DELIVERED

July 17, 1974, and include ZIP Code)

OK
4-28-74 AD

April 24, 1974

Mrs. Leroy Stearns
346 Stevens Avenue
Portland, Maine



Dear Mrs. Stearns:

Re: 11 Higgins Street - 122-C-9

A recent inspection was made by Housing Inspector Bailey of the property owned by you at 11 Higgins Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- a. Accomplish a general clean-up of the yard by removing and properly disposing of all debris and rubbish.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine and must be corrected on or before May 2, 1974.

Sincerely yours,

Lyle D. Noyes
Chief of Housing Inspections

Inspector

LDN:gs

Idn:1971

REINSPECTION RECOMMENDATIONS

INSPECTOR

R. Bailey

LOCATION

11 Higgins St

Project

General (D.C.I.)

Owner

Mrs. Lloyd Stephens

NOTICE OF HOUSING CONDITIONS

Issued

Expired

4-2-71

5-2-71

HEARING NOTICE

Issued

Expired

FINAL NOTICE

Issued

Expired

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

Date

4-19-74

BB

ALL VIOLATIONS HAVE BEEN CORRECTED X

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

Request "LEGAL ACTION" Be Taken _____

INSPECTOR'S REMARKS: _____

INSTRUCTIONS TO INSPECTOR: _____

City of Portland, Maine
Fire Department

February 12, 1974

Mrs. Bailly Stearns

346 Stevens Avenue

Portland, Maine

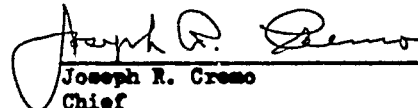
Re: Fire at 11 Higgins Street

Dear Mrs. Stearns:

On February 2, 1974 a fire occurred in building listed above,
of which you are reported to be the owner ().

If permanent repair work is required for this building, you must obtain
a permit from the Building & Inspection Dept. in City Hall before starting such
work.

Very truly yours


Joseph R. Cremo

Chief

Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)

Note: second floor fully involved with fire.

11 HEEGINS STREET
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 address
where delivered

☐ Deliver ONLY
to addressee

RECEIPT

Received the numbered article described below

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

REGISTERED NO.

CERTIFIED NO.

700 761

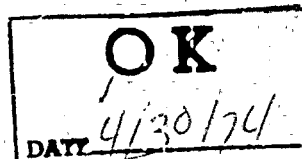
INSURED NO.

DATE DELIVERED

2/9/74

SIGNATURE OR ADDRESSSEE'S AGENT, IF ANY

SHOW WHERE DELIVERED (Only if requested, use District ID Code)



February 7, 1974

Mrs. Emily O. Stearns
348 Stevens Avenue
Portland, Maine 04103

Dear Mrs. Stearns:

Re: 11 Higgins Street

As owner or agent of the property located at 11 Higgins Street, Portland, Maine, you are hereby notified that as the result of a recent fire the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant as long as the following conditions continue to exist thereon:

- a. The property is damaged, decayed, deteriorated, unsanitary and unsafe in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up all entrances and sealing all openings in the foundation.

Sincerely yours,

Lyle D. Moyes

Lyle D. Moyes
Chief of Housing Inspections

Inspector *Robert Bailey*

LBW:gs



Idn:1971

REINSPECTION RECOMMENDATIONS

INSPECTOR

B. Bailey

LOCATION

11 Higgins ST

Project

General

Owner

MRS. EMILY STEVENS

NOTICE OF HOUSING CONDITIONS

Issued

Expired

Issued

HEARING NOTICE

Expired

FINAL NOTICE

Issued

Expired

2-7-74

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

Date

7-2-74

ALL VIOLATIONS HAVE BEEN CORRECTED X

Send "CERTIFICATE OF COMPLIANCE" X

"POSTING RELEASE" X

SATISFACTORY Rehabilitation In Progress

Time Extended To

Time Extended To

Time Extended To

UNSATISFACTORY Progress

Send "HEARING NOTICE" X

"FINAL NOTICE" X

"NOTICE TO VACATE" X

POST Entire X

POST Dwelling Units X

UNSATISFACTORY Progress

Request "LEGAL ACTION" Be Taken X

INSPECTOR'S REMARKS:

INSTRUCTIONS TO INSPECTOR:

REFERRAL MEMORANDUM

HOUSING INSPECTIONS DIVISION
HEALTH DEPARTMENT

To: Lyle Moyes

Date: 2-4-74

From: Robert Bailey

Subject: 11 Higgins Street, Portland, Maine

Conditions or Defects:

I made an inspection of the structure and dwellings which were damaged by fire this weekend. Building is structurally sound, although fire burned through the roof. The second floor dwelling is pretty well gutted by the fire but all windows and doors are secured. The owner, Mrs. Stearns, will rehabilitate the whole structure as soon as her insurance is adjusted.

Robert Bailey
Robert C. Bailey

The responsible department or division is requested to reply on this form and return the form to the Housing Inspections Division.

Reply:

Date:

Instructions: Inspectors will complete this form in triplicate retaining one copy for the tickler file and two copies to the street file. The original will be sent to the responsible division or city department.

(over)
Five damaged

CERTIFICATE

OF

COMPLIANCE

September 6, 1972

CITY OF PORTLAND
Health Department - Housing Division
Tel. 775-5451 Ext 226

~~Mr. Henry A. Stearns~~
Mr. Emily A. Stearns

34 Stevens Avenue
Portland, Maine 04103

Re: Premises located at 11 Hugina Street, Portland, Maine

Dear Mr. Stearns:

A re-inspection of the premises noted above was made on August 28, 1972
by Housing Inspector Galley of the Health Department.

This is to certify that you have complied with our request to correct the violations
of the Municipal Codes relating to housing conditions described in our "Notice of
Housing Conditions" dated September 17, 1970.

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

Sincerely yours,

Arthur A. Hughson, CPH, MPH
Health Director

By Mr. Cecil W. Wray
Chief of Housing Inspections

Inspector Robert W. Wray

/cc

Idn:1971

REINSPECTION RECOMMENDATIONS

INSPECTOR

R Bailey

LOCATION

11 Higgins St

Project

General (DCI)

Owner

Mrs Emily D. Stevens

NOTICE OF HOUSING CONDITIONS
Issued Expired

HEARING NOTICE
Issued Expired

FINAL NOTICE
Issued Expired

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" _____
		SATISFACTORY Rehabilitation In Progress
		Time Extended To _____
		Time Extended To _____
		Time Extended To _____
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
2-4-71	B	"NOTICE TO VACATE" POST Entire <u>X</u> <u>Structure</u>
2-4-71	D	POST Dwelling Unit <u>X</u> <u>TWO DWELLING UNITS 1ST AND 2ND FL</u> <u>NOW VACANT</u>
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
		INSPECTOR'S REMARKS: <u>Owner Mrs. Emily D. Stevens</u> <u>346 Stevens Ave</u> <u>Portland, Me. 04103</u> <u>Structure + dwelling (2) were five</u> <u>damaged</u>
		INSTRUCTIONS TO INSPECTOR: _____

CERTIFICATE

OF

COMPLIANCE

September 6, 1972

CITY OF PORTLAND
Health Department - Housing Division
Tel. 775-5451 Ext 226

Mr. Leroy Stearns
346 Stevens Avenue
Portland, Maine 04103

Re: Premises located at 11 Higgins Street, Portland, Maine

Dear Mr. Stearns:

A re-inspection of the premises noted above was made on August 28, 1972
by Housing Inspector Bailey, of the Health Department.

This is to certify that you have complied with our request to correct the violations
of the Municipal Codes relating to housing conditions described in our "Notice of
Housing Conditions" dated September 17, 1970.

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

Sincerely yours,

Arthur A. Hughson, CPH, MPH
Health Director

By [Signature]
Chief of Housing Inspections

Inspector [Signature]

/89

NOTICE OF HOUSING CONDITIONS

DU-2

86
58

CITY OF PORTLAND
Health Department - Housing Division
Tel. 774-8221 - Ext. 226

Location: 11 Higgins Street
Project: Deering Center
Issued: 9-17-70
Expires: 12-17-70

Mr. Leroy Stearns
346 Stevens Avenue
Portland, Maine 04103

OK
12/17/70

Dear Mr. Stearns:

An examination was made of the premises at 11 Higgins Street Portland, Maine, by Housing Inspector Oliver. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with the provisions of the above mentioned Codes, you are requested to correct these defects on or before December 17, 1970. 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.

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

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

By: Lyle D. Hughes
Chief of Housing Inspections

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

- ✓1. ~~Point up the brick foundation and replace the missing bricks overall.~~ 3(a)
- ✓2. ~~Point up the inner brick foundation on left side of cellar and the stone foundation at rear of cellar.~~ 3(a)
- ✓3. ~~Replace the missing door glass at the front entrance, first floor.~~ 3(a)
- ✓4. ~~Repair or replace the loose roof gutter rear of structure and repair the hole in the roof gutter front of structure.~~ 3(a)
- ✓5. ~~Repair or replace the broken treads of the cellar stairs.~~ 3(d)
- ✓6. ~~Repair or replace the broken plaster on the ceiling and walls of the front and rear hallways, first to third floors.~~ 3(b)
- ✓7. ~~Repair or replace the loose hand rails on the front stairway, first to second and second to third floor.~~ 3(d)

Continued-

- ✓8. ~~Replace the missing balusters on the front hall stairway, first to third floor.~~ 3(d)

First Floor Unit

- ✓9. ~~Determine the reason and remedy the condition which causes the lavatory in the bathroom to drain improperly.~~ 2/17/72 3(d)
- ✓10. ~~Reglaze the loose window panes and tighten the loose sashes in the dining room and rear bedroom.~~ 2/17/72 3(e)

Second Floor Unit

- ✓11. ~~Repair or replace the broken plaster on the ceiling and/or walls of the kitchen, the bathroom, and the rear left bedroom.~~ 3(b)
- ✓12. ~~Reglaze the loose window panes and tighten the loose sashes in the kitchen, bathroom, living room, dining room, rear left bedroom, front bedroom, den off the hall, and the third front bedroom.~~ 3(e)
- ✓13. ~~Repair or replace the damaged frames and loose doors between the dining room and living room.~~ 2/17/72 3(b)
- ✓14. ~~Disconnect and do not connect again the illegal wiring now passing through the wall from the hallway into the 3rd floor front bedroom.~~ 3(e)
- ✓15. ~~Install convenience outlets in the front bedroom of the third floor where there is a dangerous excessive use of extension cords.~~ 3(d)

REINSPECTION RECOMMENDATIONS

INSPECTOR ggo

LOCATION 11 Huggins St
 Project DC 11
 Owner Leroy Stearns

NOTICE OF HOUSING CONIDITIONS		REINSPECTION NOTICE		HEARING NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9/17/70	12/17/70				

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" ____.
8/20/72 BB		SATISFACTORY rehabilitation in progress.
		UNSATISFACTORY progress. Send "Reinspection Notice" ____ "Notice to Vacate" ____ "Posting Notice" ____.
		UNSATISFACTORY progress. Send "Hearing Notice" ____.
		UNSATISFACTORY progress. Request "Legal Action" be taken ____.

6/25/71 ggo

REMARKS: application in 9/70 active in relet

6/28/72 BD

CA-OK

JUL 29 1971