

103 Highland Street



STRAW WALKER

#8503-3R

✓

OK,
GB
9/10/79

July 27, 1979 ✓ X

Mrs. Rebecca Rice
c/o Geoffrey Pice
Trelawny Building, 655 Congress Street
Portland, Maine 04101

Dear Mrs. Rice:

RE: 103 Highland Street, Portland, Maine
123-J-1, NCP-ORNDALE, Apt. 1-B

An inspection was made by Housing Inspector Bartlett of the property owned by you at 103 Highland Street, Apartment 1-B, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following sub-standard housing conditions:

1. ~~Determine the reason and remedy the condition causing leakage in living room and kitchen ceilings~~ 3-b
2. ~~Replace damaged ceiling tiles in living room~~ 3-b

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 August 3, 1979.

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

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes

Lyle D. Noyes,
Chief of Housing Inspections

Inspector G. J. Bartlett



RICE MANAGEMENT
655 CONGRESS STREET
PORTLAND, MAINE 04101

Real Estate Management
Commercial - Residential
Telephone 773-1814
Area Code 207

August 1, 1979

Mr. Lyle D. Noyes,
Chief of Housing Inspections
Neighborhood Conservation
City Hall,
Portland, Maine 04112

Re: 103 Highland Street, Apartment 1-B, Portland, Maine

Dear Lyle:

This is to acknowledge your letter of July 27, 1979. We cannot complete the work you requested until September 3, 1979. When it is completed, we will contact your office. Would you please extend the completion date until September 3, 1979.

Very truly yours,

Geoffrey L. Rice

GIR/bwp

REGISTERED MAIL
 REGISTERED MAIL AND CERTIFIED MAIL
 REGISTERED MAIL AND INSURED MAIL
 REGISTERED MAIL AND RETURN RECEIPT
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1. The following services requested (check one)
 Show to whom and date delivered
 Show to whom date and address of delivery
 RESTRICTED DELIVERY
 Show to whom and date delivered
 RESTRICTED DELIVERY
 Show to whom date and address of delivery \$
 (CONSULT POSTMASTER FOR FEES!)

2. ARTICLE ADDRESSED TO
Believe Hill
655 Congress St
Portland Maine

3. ARTICLE DESCRIPTION
 REGISTERED NO. CERTIFIED NO. INSURED NO.
 520492

(Always obtain signature of addressee or agent)

I have received the article described above
 SIGNATURE Addressee Authorized agent
A. Regan

4. DATE OF DELIVERY
7/3/72

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE
 CLERK'S INITIALS

RETURN RECEIPT REGISTERED, INSURED AND CERTIFIED MAIL

103 HIGHLAND ST.

X

C E R T I F I C A T E
O F
C O M P L I A N C E

CITY OF PORTLAND

January 4, 1979

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

Rebecca Rice
435 Deering Avenue
Portland, Maine 04103

Re: Premises located at 103 Highland Street, Portland, Maine NCP-Oakdale 1-1-1

Dear Mrs. Rice:

A re-inspection of the premises noted above was made on January 3, 1979
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 November 20, 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 Jan. 1984.

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

NOTICE OF HOUSING CONDITIONS

DU 9

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

Ch - Bl. - Lot: 123-J-1
 Location: 103 Highland Street
 Project: NCP-Oakdale
 Issued: November 20, 1978
 Expired: February 20, 1979

Rebecca Rice
 435 Deering Avenue
 Portland, Maine 04103

DATE 1/3/78

Dear Mrs. Rice:

An examination was made of the premises at 103 Highland Street, Portland, Maine, by Housing Inspector Jett. 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 Feb. 20, 1979. 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 VIOLATION: OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -	Section(s)
1. INTERIOR - LEFT MIDDLE CELLAR FOUNDATION - repair or replace loose and missing mortar.	3a
2. FIRST FLOOR - REAR HALL WALL - repair or replace loose & broken plaster.	3b
3. SECOND & THIRD FLOOR - FRONT HALL - WALLS & CEILINGS - remove peeling paint.	3b
4. SECOND & THIRD FLOOR - FRONT HALL - WALLS & CEILING - repair or replace loose & broken plaster.	3b
FIRST FLOOR LEFT FRONT	
5. BATHROOM WALLS & CEILING - remove peeling paint.	3b
6. LEFT BEDROOM CEILING - remove peeling paint.	3b
FIRST FLOOR LEFT REAR	
7. BATHROOM CEILING - repair or replace inoperative light switch fixture.	8c
FIRST FLOOR RIGHT	
8. KITCHEN CEILING - remove peeling paint.	3b
9. RIGHT MIDDLE BEDROOM CEILING - repair or replace broken plaster.	3b
10. BATHROOM SINK - repair or replace leaking hot water faucet.	6d

continued
 vv

Continued

11/20/78

NOHC

103 Highland Street, Portland, Maine NCP-Oakdale
123-J-1

SECOND FLOOR LEFT REAR & SECOND FLOOR RIGHT FRONT

At the time of the survey, we were unable to gain access to the second floor left rear and the second floor right front. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure. OK

SECOND FLOOR RIGHT REAR

- ~~11. LIVING ROOM CEILING - remove peeling paint. 3b~~
- ~~12. LIVING ROOM WINDOW - replace broken glass. 3c~~

THIRD FLOOR LEFT

- ~~13. HALL & BEDROOM CEILING - remove peeling paint. 3b~~
- ~~14. REAR BEDROOM CEILING - remove peeling paint. 3b~~

THIRD FLOOR RIGHT

- ~~15. KITCHEN CEILING - remove peeling paint. 3b~~
- ~~16. KITCHEN WINDOW - replace broken glass. 3c~~
- ~~17. BATHROOM CEILING - repair or replace warped formica panels. 3b~~

We suggest you contact the City of Portland Building Inspection Department, 380 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

INSPECTOR BACILE

BY GB
DATE 1/3/79

LOCATION 103 HIGHLAND AVE
PROJECT KCF - MARDIAN
OWNER REGINA RICE

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11/24/78</u>	<u>2/20/79</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" <input checked="" type="checkbox"/>	POSTING RELEASE <input type="checkbox"/>
<u>1/3/79</u>	<u>GB</u>	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 _____	
<u>1/3/79</u>		INSPECTOR'S REMARKS: <u>OK - SEND COC</u>	
		INSTRUCTIONS TO INSPECTOR: _____	

105 HIGHLAND ST.

Housing





CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 1, 1984

Mr. Geoffrey Rice
655 Congress Street
Portland, Maine

ST.
Re: 103 Highland Ave. C.A.K.

Dear Mr. Rice:

We recently received a complaint and an inspection was made by Code Enforcement Officer Fred Williams of the property owned by you at 103 Highland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Heating facilities required. Every habitable room excepting rooms used primarily for sleeping purposes shall be served by heating facilities capable of providing a minimum temperature of 68° at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15 to May 15 of each year. 114-2

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 February 2, 1984.

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

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

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Fred Williams
Code Enforcement Officer - Fred Williams (9)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 25, 1986

Mr. Geoffrey Rice
655 Congress Street
Portland, ME 04101

Re: 103 Highland Street 123-J-1

Dear Mr. Rice:

We recently received a complaint and an inspection was made by Code Enforcement Officer Fred Williams of the property owned by you at 103 Highland Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FIRST FLOOR, APT. B - KITCHEN - sagging floor. 103-2
2. " " " - " - stove improperly vented. 114-1
3. " " " - " - stove door won't close properly. 114-1
4. " " " - BEDROOM - leaky ceiling. 108-2
5. " " " - KITCHEN - leaky water valve on sink. 111-3
6. " " " - LIVING ROOM - loose light fixture. 113
7. " " " - Inoperative smoke detector.
8. CELLAR - remove rubble.
9. DRIVEWAY - remove junk car.

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 December 25, 1986.

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

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

By P. Samuel Hoffes
P. Samuel Hoffes
Chief of Inspection Service.

Fred Williams
Code Enforcement Officer - Fred Williams (9)

jmr

PS Form 3811, July 1983 447-945

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 the card from being returned to you. This return receipt 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.

1. Show to whom, date and address of delivery.

2. Restricted Delivery.

3. Article Addressed to:
 Mr. Geoffrey Rice
 655 Congress Street
 Portland, ME 04101

4. Type of Service. Article Number
 Registered Insured
 Certified COD 223 932
 Express Mail

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

5. Signature - Addressee
 G. Rice

6. Signature - Agent

7. Date of Delivery

8. Address

DOMESTIC RETURN RECEIPT

Ps. 103 Highland

STRIP SEC. 9/83

Quoted and see rule

P 032 223 932

RECEIPT FOR CERTIFIED MAIL

NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES

(See Reverse)

U.S. POST OFFICE
 103 Highland St. - 7. Williams - Housing

U.S. P.O. 1084 446 U.S.

PS Form 3800, Feb. 1982

Send to	Mr. Geoffrey Rice
Street	655 Congress St.
P.O. Station ZIP Code	Portland, ME 04101
Postage	\$
Certified fee	
Special Delivery fee	
Restricted Delivery Fee	
Extra Postage Showing to Whom and Date Delivered	
Return postage and fee to Whom Date and Address of Delivery	
Other Postage and Fees	\$
Signature and Date	

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 20, 1991

Geoffrey Rice
655 Congress Street
Portland, ME 04101

Re: 103 Highland St. 123-J-1

Dear Mr. Rice:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Rowe of the property owned by you at 103 Highland Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

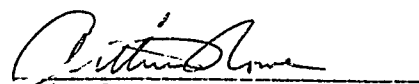
1. INTERIOR, APT. #4 - bathroom - inoperative vent motor. 108-3
2. EXTERIOR YARD AREA - mattress, roof debris, miscellaneous rubble. 109-4

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 April 20, 1991.

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

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

By 
Samuel Hoffses
Chief of Inspection Services


Arthur Rowe
Code Enforcement Officer (9)

jmr

Inspection Services
P. Samuel Hoffses
Chief
JANUARY 09, 1997



Planning and Urban Development
Joseph E. Gray Jr.
Director

RICE REBECCA
655 CONGRESS ST - RM #206
PORTLAND ME 04101

CITY OF PORTLAND

Re: 103 HIGHLAND ST
CBL: 123- - J-001-001-01
DU: 9

Dear Ms. Rice:

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.

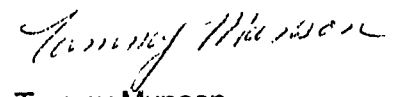
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 103 HIGHLAND ST
Housing Conditions Date: January 9, 1997
Expiration Date: March 10, 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 - FURNACE
FLUE HAS EXCESSIVE SOOT | 114.30 |
| 2. INT - CELLAR -
THERE APPEARS TO BE FRIABLE ASBESTOS | 116.60 |
| 3. INT - CELLAR -
STAIRS ARE MISSING A RAILING | 108.20 |
| 4. INT - 2ND FLR - APT #3 -
THERE IS A LACK OF VENTILATION | 109.30 |
| 5. INT - 3RD FLR - APT #3 -
THE REAR HALL EXIT IS OBSTRUCTED | 116.30 |

PRIORITY VIOLATION: #2

