

26-28 Lincoln Street

X  
May 15, 1979 ✓

Mr. John R. Botto  
28 Lincoln Street  
Portland, Maine 04103

Dear Mr. Botto      Re: 28 Lincoln Street, Portland, Maine NCP-Oakdale 125-K-4

Your property has been surveyed by the Housing Inspections Division, of this department, and has met Minimum Code Standards. Congratulations are extended to you for the general condition of your property. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

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 May 1984.

If we can be of further help, please feel free to call on us.

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

City of Portland

NEIGHBORHOOD CONSERVATION  
Check Off Sheet  
STRUCTURE INSPECTION SCHEDULE

Housing Inspection Division

2) Insp. Name ROBERT

2) Insp. Date <u>5/14/79</u>	3) Insp. Type	4) Proj. Code <u>NCP-00K</u>	5) Assr's: Chart <u>125 K 4</u>	6) Bl	7) Lot	8) Census: Tract	9) Blk.	10) Insp. <u>116</u>	11) Form No.	
12) Hous. No. <u>28</u>	13) Ser. H. No.	14) Suff.	15) Direct	16) Street Name <u>LINCOLN</u>			17) St. Design. <u>ST</u>			
18) Owner or Agent: <u>JOHN R. BOTTO</u>							19) Status <u>00</u>	20) Bldg's Rat. <u>1</u>		
21) Address: <u>29 LINCOLN ST</u>							Zip Code <u>04103</u>			
22) City and State: <u>PORTLAND, ME</u>										

23) D. Units <u>3</u>	24) Occ. D. U.'s <u>35</u>	25) Rm Units <u>—</u>	26) Occ. R. U.'s <u>—</u>	27) No. Occupants <u>8</u>	28) Con'l U. <u>—</u>	29) Bldg. Type <u>EDU</u>	30) Stories <u>3</u>	31) Const. Mat. <u>WO</u>	32) O. B's <u>—</u>
33) C. H. <u>YES</u>	34) Pho. <u>NO</u>	35) Zoned For <u>RE</u>	36) Actual Land Use <u>RE</u>	37) D. D. <u>—</u>	38) Lks. Ad. Bth. Fac. <u>Yes (No)</u>	39) Disp. <u>—</u>	40) Closing Date <u>—</u>		

EXTERIOR - Structure		Cd. Viol.	INTERIOR - Structure		Cd. Viol.
Foundation	EX/FO	3a	Light	LI	8
Walls	EX/WA	3a	Elec. Wiring	EW	8e
Roof	RO	3c	Floors	FL	3b
Perch	PO	3d	Walls	IN/WA	3b
Stairs	EX/SR	3d	Ceilings	CE	3b
Steps	SP	3d	Windows	IN/WI	3c
Doors	DO	3c	Airshafts	AS	3c
Windows	EX/WI	3c	Roof Rafters	ROR	3a
Eaves	EA	3a	Sanitation	SAN	4e
Trim	TK	3a	Stairways	IN/SRW	3d
Chimney	EX/CH	3e	Stair Treads	SRT	3d
Gutters	GU	3a	Waste Lines	WSL	6d
Roof Drains	RD	3a	Supply Lines	SUL	6c
Bulkhead	BU	3d	Stacks	ST	3e
Outbuildings	GR - SH	4e	Flues	FU	3e
Yard	YA		Vent's	VE	3e
Garbage	GA	4d	Chimney	IN/Ch	3e
Rubbish	RU	4d	Heating Equip. Furnace - FU	Spaceheater - SPH	9c
Containers	CO	4d	Bsmt Sanitation Litter - LI	Debris - DE	4b
Drainage	DR	3a	Dampness - DM		3a
Infestation	IN-CR-FL	4e	Lighting	BS/LI	8c
Rats	RA	4e	Elec. Panel	EL/PA	8e
Other		4e	Stairs	BS/SR	3d
Fire Escape	FE	10	Foundation	IN/FO	3a
Dual Egress	DE	10	Floor Joists	FL/JO	3a
Driveways	DW		Carrying Timbers	CA/TI	3a
Walks	WA		Sills	SI	3a
Fences	FN		Bsmt. D. U. Conforms	BDU	5F

Remarks on reverse side

City of Portland

Health Department  
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

INSP

FORM NO.

TENANTS NAME										FLR.#	LOCATION	RMG.TP.	#RMS.	#PEO.	#ALL'D	SLPRM.
JOHN BOTTO										1st	OA	JU	6	3	9	2

Child Un.10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush
								LG	OFF	PL	PG	PF

KITCHEN	CODE	BATHROOM	CODE
( ) Plaster - L, C, M, - Ceiling/Walls	3(b)	( ) Plaster - L, C, M - Ceiling/Walls	3(b)
( ) Windows - loose, broken glass, glaze	3(c)	( ) Window - loose, broken glass, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)	( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, dam., buckled	3(b)	( ) Floor - loose, worn, dam., buckled	3(b)
( ) Doors - Knob/lk - missing - Panels/Frames dam.	3(b)	( ) Door - knob/lk - missing - Panels/Frames dam.	3(b)
( ) Counter/Stor. Space Yes No	-	( ) Toilet - Tnk - brkn, loose, leaks, Seat, l'se crkd.	6(d)
( ) Sink - chipped, cracked, leaks	6(d)	( ) Lavatory - chipped, rkd, leaks, trap leaks	6(d)
( ) Range - improper stack, flue, vent	3(e)	( ) Bathtub/Shower - leaks cross connection	6(d)
( ) Refrigerator Space Yes No	-	( ) Ventilation Yes No	7
( ) Plumbing (a) 6(a) Water Supply Hot Cold	6(c)	( ) Plumbing (b) 6(a) Water Supply Hot Cold	6(c)
( ) Electrical (a)		( ) Electrical (b)	
( ) Sanitation (a)		( ) Sanitation (b)	

LIVING ROOM	CODE	DINING ROOM	CODE
( ) Plaster - L, C, M, - Ceiling/Walls	3(b)	( ) Plaster - L, C, M - Ceiling/Walls	3(b)
( ) Windows - loose, broken, glaze	3(c)	( ) Windows - loose, broken, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)	( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, damaged	3(b)	( ) Floor - loose, worn, damaged	3(b)
( ) Door - knob/lk - missing - Panels/Frames da.	3(b)	( ) Doors - Knobs/lk - missing, Panels/Frames dam.	3(b)
( ) Electrical (c)		( ) Electrical (d)	
( ) Sanitation (c)		( ) Sanitation (d)	

Bedrooms and/or other rooms	Code
( ) Plaster - L, C, M - Ceiling/Walls	3(b)
( ) Windows - Loose, broken, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floors - loose, worn, damaged	3(b)
( ) Door - knobs/lk - missing - Panels/Frames dam.	3(b)
( ) Electrical (e)	
( ) Sanitation (e)	
( ) Clothes Closet Yes No	

Plumbing	Electrical	Sanitation - Vermin O R
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REMARKS:

City of Portland

Health Department  
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

INSP

FORM NO.

TENANTS NAME

FLR.# LOCATION RMG.TP. #RMS. #PEO. #ALL'D SLR.M.

MRS FLAHERTY

2 0A DU 6, 3 9 2

Child Un.10	Child 1-6	+ Lead Survey - Results	Rent	Rent Code	Furn	Hot Water	Dual Egrs.	Ck'ng.	Heat	Lav.	Bath	Flush
								LG	OFF	PL	PB	PF

**KITCHEN**

DESCRIPTION	CODE
( ) Plaster - L, C, M, - Ceiling/Walls	3(b)
( ) Windows - loose, broken glass, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, dam., buckled	3(b)
( ) Doors - Knob/lk - missing - Panels/Frames dam.	3(b)
( ) Counter/Stor. Space Yes <u>No</u>	-
( ) Sink - chipped, cracked, leaks	6(d)
( ) Range - improper stack, flue, vent	3(e)
( ) Refrigerator Space Yes <u>No</u>	-
( ) Plumbing (a) 6(a) Water Supply Hot <u>Cold</u>	6(c)
( ) Electrical (a)	
( ) Sanitation (a)	

**BATHROOM**

DESCRIPTION	CODE
( ) Plaster - L, C, M - Ceiling/Walls	3(b)
( ) Window - loose, broken glass, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, dam., buckled	3(b)
( ) Door - knob/lk - missing - Panels/Frames dam.	3(b)
( ) Toilet - Trk - brkn, loose, leaks, Seat, l'se crkd.	6(d)
( ) Lavatory - chipped, crkd, leaks, trap leaks	6(d)
( ) Bathtub/Shower - leaks cross connection	6(d)
( ) Ventilation Yes <u>No</u>	7
( ) Plumbing (b) 6(a) Water Supply Hot <u>Cold</u>	6(c)
( ) Electrical (b)	
( ) Sanitation (b)	

**LIVING ROOM**

DESCRIPTION	CODE
( ) Plaster - L, C, M, - Ceiling/Walls	3(b)
( ) Windows - loose, broken, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, damaged	3(b)
( ) Door - knob/lk - missing - Panels/Frames dam.	3(b)
( ) Electrical (c)	
( ) Sanitation (c)	

**DINING ROOM**

DESCRIPTION	CODE
( ) Plaster - L, C, M - Ceiling/Walls	3(b)
( ) Windows - loose, broken, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floor - loose, worn, damaged	3(b)
( ) Doors - Knobs/lk - missing, Panels/Frames dam.	3(b)
( ) Electrical (d)	
( ) Sanitation (d)	

**Bedrooms and/or other rooms**

DESCRIPTION	Code
( ) Plaster - L, C, M - Ceiling/Walls	3(b)
( ) Windows - Loose, broken, glaze	3(c)
( ) Sash/Frames - broken, missing, worn	3(c)
( ) Floors - loose, worn, damaged	3(b)
( ) Door - knobs/lk - missing - Panels/Frames dam.	3(b)
( ) Electrical (e)	
( ) Sanitation (e)	
( ) Clothes Closet Yes <u>No</u>	

Plumbing	Electrical	Sanitation - Vermin O R
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REMARKS:

City of Portland

Health Department  
DWELLING UNIT SCHEDULE

Housing Inspection Division

INSP DATE

INSP

FORM NO.

TENANTS NAME										FLR.#	LOCATION	RMG.TP.	#RMS.	#PEO.	#ALL'D	SLRRM.
ANDROLD JONES										3	OR DU		7	2	6	1
Child Un.10	Child 1-6	+ Lead Survey - Results	Rec.	Rent Code	Furn	Hot Water	Dual Egrs.	CK'ng.	Heat	Lav.	Bath	Flush				
								LG	OFF	PL	PB	PF				

- KITCHEN**
- ( ) Plaster - L, C, M, - Ceiling/Walls 3(b)
  - ( ) Windows - loose, broken glass, glaze 3(c)
  - ( ) Sash/Frames - broken, missing, worn 3(c)
  - ( ) Floor - loose, worn, dam., buckled 3(b)
  - ( ) Doors - Knob/lk - missing - Panels/Frames dam. 3(b)
  - ( ) Counter/Stor. Space Yes No 6(d)
  - ( ) Sink - chipped, cracked, leaks 3(e)
  - ( ) Range - improper stack, flue, vent -
  - ( ) Refrigerator Space Yes No 6(f)
  - ( ) Plumbing (a) 6(a) Water Supply Hot Cold -
  - ( ) Electrical (a) -
  - ( ) Sanitation (a) -

- BATHROOM**
- ( ) Plaster - L, C, M - Ceiling/Walls 3(b)
  - ( ) Window - loose, broken glass, glaze 3(c)
  - ( ) Sash/Frames - broken, missing, worn 3(c)
  - ( ) Floor - loose, worn, dam., buckled 3(b)
  - ( ) Door - knob/lk - missing - Panels/Frames dam. 3(b)
  - ( ) Toilet - Tnk - brkn, loose, leaks, Seat, 1'se crkd. 6(d)
  - ( ) Lavatory - chipped, crkd, leaks, trap leaks 6(d)
  - ( ) Bathtub/Shower - leaks cross connection 7
  - ( ) Ventilation Yes No 6(c)
  - ( ) Plumbing (b) 6(a) Water Supply Hot Cold -
  - ( ) Electrical (b) -
  - ( ) Sanitation (b) -

- LIVING ROOM**
- ( ) Plaster - L, C, M, - Ceiling/Walls 3(b)
  - ( ) Windows - loose, broken, glaze 3(c)
  - ( ) Sash/Frames - broken, missing, worn 3(c)
  - ( ) Floor - loose, worn, damaged 3(l)
  - ( ) Door - knob/lk - missing - Panels/Frames dam. 3(b)
  - ( ) Electrical (c) -
  - ( ) Sanitation (c) -

- DINING ROOM**
- ( ) Plaster - L, C, M - Ceiling/Walls 3(b)
  - ( ) Windows - loose, broken, glaze 3(c)
  - ( ) Sash/Frames - broken, missing, worn 3(c)
  - ( ) Floor - loose, worn, damaged 3(b)
  - ( ) Doors - Knobs/lk - missing, Panels/Frames dam. 3(b)
  - ( ) Electrical (d) -
  - ( ) Sanitation (d) -

Bedrooms and/or other rooms

Code	Description
3(b)	( ) Plaster - L, C, M - Ceiling/Walls
3(c)	( ) Windows - Loose, broken, glaze
3(c)	( ) Sash/Frames - broken, missing, worn
3(b)	( ) Floors - loose, worn, damaged
3(b)	( ) Door - knobs/lk - missing - Panels/Frames dam.
	( ) Electrical (e)
	( ) Sanitation (e)
	( ) Clothes Closet Yes <u>No</u>

- Code**
- ( ) Plaster - L, C, M - Ceiling/Walls 3(b)
  - ( ) Windows - Loose, broken, glaze 3(c)
  - ( ) Sash/Frames - broken, missing, worn 3(c)
  - ( ) Floors - loose, worn, damaged 3(b)
  - ( ) Door - knobs/lk - missing - Panels/Frames dam. 3(b)
  - ( ) Electrical (e)
  - ( ) Sanitation (e)
  - ( ) Clothes Closet Yes No

Plumbing	Electrical	Sanitation - Vermin O R
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REMARKS:

July 17, 1973

Mr. John R. Botto  
26-28 Lincoln Street  
Portland, Maine 04103

Dear Mr. Botto:

Re: 26-28 Lincoln Street

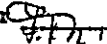
This is to inform you, as owner or agent of the property located at 26-28 Lincoln Street, Portland, Maine, that we have released the property from posting.

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

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

Sincerely yours,

  
Lyle Q. Noyes  
Chief of Housing Inspections

Inspector  \_\_\_\_\_

LDN:c

CITY OF PORTLAND, MAINE  
Fire Department

March 1, 1973

Mr. John R. Botto

131 Pearl St.

Portland, Maine 04101

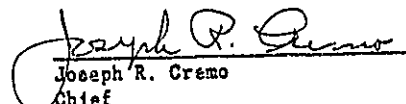
Re: Building at 28 Lincoln St.

Dear Mr. Botto:

On February 27, 1973 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.  
Health Dept. (Housing Div.)

Note: This 2-alarm fire involved building.



COMPREHENSIVE STRUCTURE DATA

LOCATION: 26 - 28 LINCOLN STREET

Tax Val. Land \$1650.00 Val. Bldg. \$10,150.00

CHART-BLOCK-LOT# 125 - K - 4

Tax Status: Year Due  Amt. Due   
Tax Deed Yes  No  Matured Yes  No

OWNER: JOHN R. BOTTO

Stories 2 1/2 B FRAMP A SD detached  
Com. Units \_\_\_\_\_ Dwl. Units 7

1. Is Structure or any portion thereof:

- a. Unsafe Yes  No
- b. Unstable Yes  No
- c. Unsanitary Yes  No
- d. Constitutes Fire Hazard Yes  No
- e. Unsuited for Occupancy Yes  No

2. Structure constitutes a hazard to health or safety because of:

- a. Lack of Maintenance Yes  No
- b. Dilapidation Yes  No
- c. Obsolescence Yes  No
- d. Abandonment Yes  No
- e. Otherwise constituting a danger to life or property Yes  No

3. Inspector's Comments:

*Pa*  
*4/25/73*  
*Permit Issued to Restore after fire*

(Use reverse side if necessary)

4. Based upon the above findings demolition of this structure is recommended:

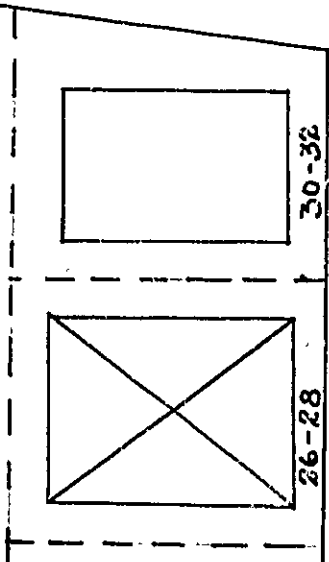
Inspector: \_\_\_\_\_ Dept. \_\_\_\_\_ Date \_\_\_\_\_

5. Diagram attached Yes  No  Photo's attached Yes  No

26-28 LINCOLN STREET

#125-K-4

Deering Avenue



30-32

26-28

LINCOLN STREET

26-28 Lincoln 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 to whom, date and address  
where delivered

Deliver ONLY  
to addressee

RECEIPT

Received the numbered article described below

REGISTERED NO. <sup>4</sup>

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

CERTIFIED NO.

419277

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

INCURRED NO.

DATE DELIVERED

4-7

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

April 5, 1973

Mr. John R. Botto  
26-28 Lincoln Street  
Portland, Maine

Re: 26-28 Lincoln Street

Dear Mr. Botto:

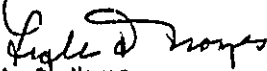
As owner or agent of the property located at 26-28 Lincoln Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so 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,

  
Lyle D. Noyes  
Chief of Housing Inspections

LDN/cm

Inspector 

April 5, 1973

Mr. John R. Botto  
26-28 Lincoln Street  
Portland, Maine

Re: 26-28 Lincoln Street

Dear Mr. Botto:

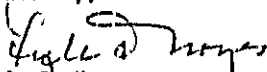
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Sincerely,

  
Lyle D. Hayes  
Chief of Housing Inspections

LDN/cv

inspector 

April 5, 1973

Mr. John R. Botto  
26-28 Lincoln Street  
Portland, Maine

Re: 26-28 Lincoln Street

Dear Mr. Botto:

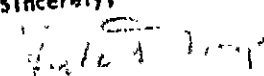
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Sincerely,

  
Lyle D. Noyes  
Chief of Housing Inspections

LDH/cw

Inspector \_\_\_\_\_

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 06, 1995

SILVERS PETER C &  
35 TAYLOR ST  
PORTLAND ME 04102

Re: 20 Lincoln St  
CBL: 125- - K-004-001-01  
DU: 3

Dear Mr. Silvers:

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. We did, however, note the following items that could cause future problems:

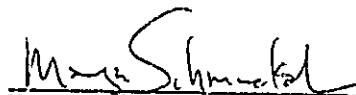
1. INT - FRONT - HALL IS MISSING A HANDRAIL 108.40

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

  
Marge Schmuckal  
Asst. Chief of Inspection Services