

113 Concord Street 131-K-7

DRG-CIR 1

SWAN WALKER

CERTIFICATE  
OF  
COMPLIANCE

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

September 1, 1971

Mr. Howard F. Blake  
185 Bancroft Street  
Portland, Maine 04103

Re: Premises located at 113 Concord Street, Portland, Maine

Dear Mr. Blake:

A re-inspection of the premises noted above was made on August 16, 1971  
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 23, 1970.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH  
Health Director

By Lyle D. Royce  
Chief of Housing Inspections

Inspector Robert Bailey

/99

*Work  
Contracted*

*JH*

ADMINISTRATIVE HEARING DECISION

City of Portland  
Health Department - Housing Division  
Tel. 774-8221 - Ext. 226

Date January 14, 1971

*JH*

Mr. Howard F. Blake  
185 Bancroft Street  
Portland, Maine 04102

Re: Premises located at 113 Concord Street, Portland, Maine

Dear Mr. Blake:

You are hereby notified that as a result of your discussion with Inspector Curran  
in this office and your request

on January 13, 1971, regarding our "NOTICE OF HOUSING CONDITIONS" at the above  
referred premises resulted in the decision noted below.

X Expiration time extended to April 16, 1971 - To allow you time to correct all remain-  
ing exterior violations in suitable weather conditions with the provision that the  
two interior violations will be corrected by February 16, 1971. Violations referred  
to above are those listed on the "Notice  
of Housing Conditions" dated September 23, 1970.

Notice withdrawn

Please notify this office if all violations are corrected before the above mentioned date, so  
that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance:

Mr. Howard F. Blake

William J. Curran, Housing Inspector

Very truly yours,

Arthur A. Hughson, CPH, MPH  
Health Director

By [Signature]  
Chief of Housing Inspections

CITY OF PORTLAND, MAINE  
Health Department - Housing Inspection Division

Arthur A. Hughson, CPH MPH  
Health Director

NOTICE OF HEARING

January 5, 1971 19  

To: Mr. Howard F. Blake  
169 Bancroft Street  
Portland, Maine 04102

In Re: Premises located at 113 Concord Street, Portland, Maine

Dear Mr. Blake:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 24 City Hall, 389 Congress Street, Portland, Maine, at 9 A.M. on Wednesday, January 13, 1971, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about September 24, 1970. Hearing requested by Inspector R. Bailey.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date.

[Signature]  
Chief of Housing Inspections

Inspector [Signature]

encl

1/ 8/ 71

Portland, Maine  
Health Department - Housing Inspection Division  
att: Mr. Lyle D. Noyes, Chief Inspector  
Mr. Arthur A. Huston, Director

Gentlemen:

This letter is to refer you to my letter to you dated 9/ 28/ 70 which describes the situation re: 113 Concord Street, which I until recently had a rental-purchase plan with Mr. & Mrs. David Trafton, which made them liable for maintenance. Recently I was advised that they are separated and divorce proceedings make it so that Mr. Trafton is unable to fulfill this agreement with me; so it seems and he has released his claim verbally..

I have arranged with Al Martin, Blackstrap Road, Falmputh to take care of necessary repairs when he has the time last November and have been waiting for him. The outside work will have to wait until Spring now but I patched the two cracks found in the front roofing paper on roof of front porch and took care of the sewer problem and asked Mr. Trafton to take care of the patching of plaster wall in back bedroom which will be done.

Since Mr Trafton can not buy the house ( or if he cant ) I plan to make two rents there, which means removing the front porch and adding to front of house. If I dont do that I shall sell the house, which I was unable to do while it was leased by Trafton even though I had two prospects.

In any event the house will be repaired when weather will permit so the proposed hearing for Wednesday, January 13, 1971 will be unnecessary. I am perturbed because I received the hearing notice without any answer to my letter of 9/ 28/ 70 and do realize the importance of keeping the property "up".

Incidentally, I have put up the back porch railing several times only to have them knock it down backing their cars into yard between house and garage and the door to garage with cracked sill has never been opened since the overhead door is used exclusively and I did nail down and repair both front and rear porches after Trafton moved in two years ago because he wouldn't.

Wally Demons, who I contacted to replace the wood gutters with aluminum, told me a week ago that he can't do it until we get a break in the weather or next Spring at which time it will be done. Previously I had asked Al Martin, carpenter to do it, but he never got to it because the repair of the gutters were my responsibility as agreed with Mr. Trafton.

Please, advise if this does not take care of your requirements and the previous notice received 9/ 25/ 70 by me. If necessary for me to take the time to see them at the Leering Center Neighborhood Office, please, advise, but I talked to them and they advised that I advise you and Mr. Robert Bailey of my plans and the situation.

CC: Mr. Robert Bailey, Inspector  
478 Stevens Ave., City, 04104.

Respectfully submitted,  
*Howard F. Blake*  
Howard F. Blake  
185 Bancroft Street  
City, 04102

Howard F. Blake, Pres.  
185 B. Moff St., 04102



9 FOREST STREET  
P.O. BOX 23 - WE STA.  
PORTLAND, MAINE 04102

QUALITY  
50 YEARS  
SERVICE



Deering Center Neighborhood Conservation Program  
478 Stevens Avenue - P. O. Box 683  
City, 04104

att: Mr. Robert C. Bailey, Inspector



NOTICE OF HOUSING CONDITIONS

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

Location: **113 Concord Street**  
Project: **Deering Center**  
Issued: **9-23-70**  
Expires: **12-23-70**

*04*

Mr. Howard F. Blake  
185 Bancroft Street  
Portland, Maine 04102

Dear Mr. Blake:

An examination was made of the premises at 113 Concord Street Portland, Maine, by Housing Inspector R. Bailey. 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 23, 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

*R. Bailey*  
Inspector

By: *Gyle D. ...*  
Chief of Housing Inspections

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

1. Determine the reason and remedy the condition which causes the signs of leakage in the main and front porch roof. *6-7-71* 3(a)
2. Repair or replace the broken floor boards on front porch. *6-7-71* 3(a)
3. Repair or replace the railing, loose treads and worn stringers of rear porch. *8/16/71* 3(a)
4. Paint up foundation wall of bulkhead. *9/16/71* 3(a)
5. Repair or replace the deteriorated gutters on all sides of structure. *6-7-71* 3(a)
6. Repair or replace the deteriorated garage entrance door. *11/16/71* 3(f)
7. Determine the reason and remedy the condition which causes cellar drain to back up. *11-29-70* 3(a)
8. Determine the reason and remedy the condition which causes signs of leakage in half-bath ceiling. *2-1-71* 3(b)
9. Repair or replace the broken plaster on the ceiling and walls of rear bedroom. 3(b)

To City of Portland  
Health Dept. - Housing Division  
City Hall  
Portland, Maine  
att: Mr. Lyle D Noyes, Chief of Housing Inspections

From

WILBUR F. BLAKE, INC.  
P. O. BOX 25 - WE  
9 FOREST STREET  
PORTLAND, MAINE 04102  
Phone (207) 775-3185

Re: 113 Concord Street, City - Report by Robert C. Bailey, W.M. Dow letter  
-SUBJECT dated 9/ 23/ 70 (received 9/ 25/ 70) DATE 9/ 28/ 70 FOLD

Gentlemen: Please, be advised that all money taken in-less expenses-goes to Traftor  
Please, be advised that above house has a rental - purchase plan between  
Mr. & Mrs. David Traftor and me which clearly states that maintenance on  
same is their responsibility. This plan is in force untill December 30, 1970  
and was a two year agreement starting when we moved to 18<sup>5</sup> Bancroft St. and  
I can not sell or rent unless they permit. Nevertheless I plan to do all I  
can to help David who may decide not to purchase house due to he and his wife  
being separated temporarily, we hope. I am taking care of the gutters and the  
sewer to date and we both do not want to let the house go. I am waiting now  
his decision on whether he plans to buy or not, but will take care of my items  
and will help him with his all I can. I see no problem getting the repairs  
made prior to your expiration date of 12/ 23/ 70, since I anticipate he wants  
house and I have refused two sales, to date. SIGNED Howard F. Blake *H. Blake*

CC: Deering Center Neighborhood Conservation Program who I plan to talk to  
as soon as possible for possible guidance. att: Mr. William M. Dow  
DATE

SIGNED



REINSPECTION RECOMMENDATIONS

INSPECTOR R. Bailey

LOCATION 1130 Concord  
 Project 170  
 Owner H. Blake

NOTICE OF HOUSING CONDITIONS		REINSPECTION NOTICE		HEARING NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>9-23-70</u>	<u>12-23-70</u>			<u>1-5-71</u>	<u>1-13-71</u>

A inspection 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.		
	Extend time _____ days to _____ 19 _____		
	UNSATISFACTORY progress.	Send "Reinspection Notice" _____	"Notice to Vacate" _____ "Posting Notice" _____
<u>12-29-70</u>	UNSATISFACTORY progress.	Send "Hearing Notice" <u>X</u>	<u>9:00 AM Jan 13<sup>th</sup> Wed.</u>
	UNSATISFACTORY progress.	Request "Legal Action" be taken _____	
<u>12-29-70</u>	REMARKS: <u>C-T - on vac. NA</u>		
<u>2-16-71</u>	<u>CO Sick - All Work will be completed by 4-16-71</u>		
<u>4-21-71</u>	<u>CO Work under contract</u>		
<u>6-4-71</u>	<u>CO Active</u>		
<u>6/16/71</u>	<u>OK</u>		

JAN 15 1971

JAN 9 1971