

15-17 Crosby Street

DRG:CTR:II



CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

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

Mr. Guilford Pendexter
527 Ocean Avenue
Portland, Maine 04103

Re: Premises located at 15-17 Crosby Street, Portland, Maine DC III 135-D-5

Dear Mr. Pendexter:

A re-inspection of the premises noted above was made on April 13, 1978
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 2, 1977.

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 1983.

Sincerely yours,

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By


Lyle D. Noyes
Chief of Housing Inspections

Inspector M. Bartlett
G. Bartlett

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4/13/78

March 22, 1978

Mr. Guilford Pendexter
527 Ocean Avenue
Portland, Maine 04103

Dear Mr. Pendexter: Re: 15-17 Crosby Street, Portland, Maine 04111 135-D-5

As owner or agent of the above referred property, you were notified on Nov. 2, 1977 by Housing Inspector Leary to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing." Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on March 20, 1978, by Housing Inspector Bartlett and, as a result, you are hereby ordered to correct the violations listed below on or before April 22, 1978.

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
Neighborhood Conservation

By *Lyle A. Noyes*
Lyle A. Noyes,
Chief of Housing Inspections

Inspector *G. Bartlett*
G. Bartlett

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE		SECTION(S)
1. SECOND FLOOR FRONT HALL & REAR CELLAR DOORS	replace missing door knobs.	3c
2. FRONT CELLAR - window	replace broken glass.	3c
3. FIRST FLOOR REAR HALL - CEILING	replace frayed electrical wiring.	8e
4. FIRST FLOOR REAR HALL - WALL	secure loose and hanging light switch.	8e
5. FIRST FLOOR REAR HALL - WALL	replace missing switch cover.	8e
6. FIRST FLOOR & SECOND FLOOR - REAR HALL WALLS	repair or replace broken plaster.	3b
7. SECOND FLOOR FRONT HALL - WINDOW	replace broken glass.	3c
8. LEFT CELLAR WINDOW	replace broken glass.	3b
 <u>FIRST FLOOR</u>		
9. PANTRY CEILING	remove loose and peeling paint.	3b
10. BATHROOM CEILING	repair or replace the buckled and broken plaster.	3b

continued
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continued

15-17 Crosby Street, Portland, Maine DC III

135-D-5

3/22/78

FIRST FLOOR CONT.

11. BATHROOM TUB - Correct the condition at the fixture that causes a cross connection at the tub in the bathroom. 6d
12. FRONT BEDROOM WINDOW - replace broken glass. 9c
13. MIDDLE BEDROOM DOOR - replace missing door knobs. 3b

SECOND FLOOR

14. REAR BEDROOM - CEILING - repair inoperative light fixture. 8e
15. EXTERIOR PANTRY WINDOW - remove broken glass (combination window). 3c

* WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

CITY OF PORTLAND, MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

February 9, 1978

To: Mr. Guilford Pendexter
527 Ocean Avenue
Portland, Maine 04101 04/03

Re: Premises located at 15-17 Crosby Street, Portland, Maine DC III 135-D-5

Dear Mr. Pendexter:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 9:00 a.m. on Feb. 21, 1978, 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 Nov. 2, 1977.

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. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes, Chief of Housing Inspections

Requested by
Inspector M. Leary

Enclosure
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*fail to appear
final notice*

NOTICE OF HOUSING CONDITIONS

DU 2

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

Mr. Guilford Pendexter
527 Ocean Avenue
Portland, Maine 04101

Ch.-Bl.-Lot: 135-D-5
Location: 15-17 Crosby Street
Project: Deering Center 111
Issued: 11-2-77
Expired: 2-2-78

Dear Mr. Pendexter:

An examination was made of the premises at 15-17 Crosby Street, Portland, Maine, by Housing Inspector Leary. 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 February 2, 1978. 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 M. Leary
M. Leary

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -

Section(s)

1. SECOND FLOOR FRONT HALL AND REAR CELLAR DOORS - replace missing door knobs.	3-c
*2. FRONT CELLAR - window - replace broken glass.	3-c
*3. FIRST FLOOR REAR HALL - ceiling - replace frayed electrical wiring.	8-e
*4. FIRST FLOOR REAR HALL - wall - secure loose and hanging light switch.	8-e
*5. FIRST FLOOR REAR HALL - all - replace missing switch cover.	8-e
6. FIRST AND SECOND FLOOR L. AR HALL - walls - repair or replace broken plaster.	3-b
*7. SECOND FLOOR FRONT HALL - window - replace broken glass.	3-b
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8. PANTRY - ceiling - remove loose and peeling paint.	3-b
*9. BATHROOM - ceiling - repair or replace the buckled and broken plaster.	3-b
*10. BATHROOM - bathtub - correct the condition at the fixture that causes a cross connection at the tub in the bathroom.	6-d
*11. FRONT BEDROOM - window - replace broken glass.	3-c
12. MIDDLE BEDROOM - door - replace missing door knobs.	3-b

ADDITIONAL 3/20/78 continued -

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15-17 Crosby Street - continued

Second Floor

13. KITCHEN - sink - repair loose faucet.	6-d
14. REAR BEDROOM - ceiling - repair inoperative light fixture.	8-e
15. EXTERIOR PANTRY WINDOW - remove broken glass (combination window).	3-c

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street - tel - 775-5451 - to determine if any of the items listed above require a building or alteration permit.

NOTICE OF HOUSING CONDITIONS

DU 2

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

Mr. Guilford Pendexter
527 Ocean Avenue
Portland, Maine 04101 *6/18*

Ch.-Bl.-Lot: 135-D-5
Location: 15-17 Crosby Street
Project: Deering Center III
Issued: 11-2-77
Expired: 2-2-78

Dear Mr. Pendexter:

An examination was made of the premises at 15-17 Crosby Street, Portland, Maine, by Housing Inspector Leary. 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 February 2, 1978. 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

H. Leary

By

Lyle D. Noyer
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -

Section(s)

1. SECOND FLOOR FRONT HALL AND REAR CELLAR DOORS - replace missing door knobs.	3-c
*2. FRONT CELLAR - window - replace broken glass.	3-c
*3. FIRST FLOOR REAR HALL - ceiling - replace frayed electrical wiring.	8-a
*4. FIRST FLOOR REAR HALL - wall - secure loose and hanging light switch.	8-a
*5. FIRST FLOOR REAR HALL - wall - replace missing switch cover.	8-a
6. FIRST AND SECOND FLOOR REAR HALL - walls - repair or replace broken plaster.	3-b
*7. SECOND FLOOR FRONT HALL - window - replace broken glass.	3-b

First Floor

8. PANTRY - ceiling - remove loose and peeling paint.	3-b
*9. BATHROOM - ceiling - repair or replace the buckled and broken plaster.	3-b
10. BATHROOM - bathtub - correct the condition of the fixture that causes a cross connection at the tub in the bathroom.	6-d
*11. FRONT BEDROOM - window - replace broken glass.	3-c
12. MIDDLE BEDROOM - door - replace missing door knobs.	3-b

continued -

15-17 Crosby Street - continued

Second Floor

- 13. KITCHEN - sink - repair loose faucet.
- *14. REAR BEDROOM - ceiling - repair inoperative light fixture
- 15. EXTERIOR PANTRY WINDOW - remove broken glass (combination window).

6-d

3-a

3-c

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street - tel - 775-5451 - to determine if any of the items listed above require a building or alteration permit.

REASSESSMENT RECOMMENDATIONS

LOCAT. SA. 5-19 Gandy
PROJECT Design Construction
OWNER Gateway Foundation

- respect or was made of the above premises and I recommend the following action:			
DATE 4/13/78	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	SENT GB CO	"POSTING RELEASE"
	SATISFACTORY Rehabilitation in Progress		
	Time Extended To:		
	Time Extended To:		
	Time Extended To:		
	UNSATISFACTORY Progress Send "HEARING NOTICE"	2-21 at 9:00	GB 3-20-78 "FINAL NOTICE" ✓
	"NOTICE TO VACATE" POST Entire POST Dwelling Units		
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken		
	INSPECTOR'S REMARKS: one on fire, one on heat		
3/20/78	GB	INSPECTED STRUCTURE & INTERIOR - 1 ADDITIONAL - NOTHING DONE CO - SAYS LANDLORD IS TO BE OUT 4/9/78 - SEND FN 30DAYS	
4/13/78	GB	1 CONNECTED - 2 REMAINING	
4/13/78	GB	2 CONNECTED - COC	

INSTRUCTIONS TO INSPECTOR: _____

