

10-12 Crosby Street

DRG-CTR II



C E R T I F I C A T E

O F

C O M P L I A N C E

February 15, 1980

CITY OF PORTLAND

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

Mr. James M. Clark  
31 MacArthur Circle  
South Portland, Maine 04106

Re: Premises located at 10-12 Crosby Street, Portland, Maine 135-E-3 DC

Dear Mr. Clark:

A re-inspection of the premises noted above was made on February 4, 1980  
by Housing Inspector G. 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 August 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 February 4, 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director  
Neighborhood Conservation And  
Inspection Services

By Lyle B. Noyes  
Lyle B. Noyes  
Housing Code Administrator

Inspector G. Bartlett  
G. Bartlett

ADMINISTRATIVE HEARING DECISION

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

Mr. James M. Clark  
31 MacArthur Circle  
South Portland, Maine 04105

OK
BY <u>GG</u>
DATE <u>2/4/80</u>

Date April 3, 1979

Re: Premises located at 19-12 Crosby Street, Portland, Maine 135-E-3 DC

Dear Mr. Clark:

You are hereby notified that a reinspection and your request for additional time

on March 30, 1979, regarding our "Notice of Housing Conditions" at the above  
stated premises resulted in the decision noted below

X Expiration time extended to May 2, 1979 - in order to complete the work in progress  
to correct the remaining twenty five (25) housing code violations as shown on  
attached list.

Notice modified as follows.

Please notify this office if all violations are corrected before the above mentioned  
dates, so that a "Certificate of Compliance" may be issued.

In Attendance:

Mr. J. Clark  
Housing Insp. Bartlett GG

Encl.  
/gg

Very truly yours

Joseph E. Gray, Jr., Director  
Neighborhood Conservation

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

10-12 Crosby Street - (NCRC issued 8-2-7) IC

Remaining Housing Code violations to be corrected within time extension granted on attached "Administrative Hearing Decision" dated 4-3-79:

1. FIRST FLOOR REAR HALL - ceiling - repair or replace broken and missing plaster. 3-b
2. FIRST FLOOR REAR PORCH - windows - repair or replace the broken and missing glass. 3-c
3. REAR YARD - overall - remove all debris and properly dispose of it. 4-b
4. EXTERIOR FOUNDATION - overall - replace missing mortar. 3-a
5. FRONT PORCH - repair or replace broken lattice work. 3-d
6. FRONT PORCH - ceiling - repair or replace the buckled and loose matched boards. 3-d
7. RIGHT REAR AND REAR EXTERIOR ROOF - repair or replace rotten and broken gutters. 3-e
8. SECOND FLOOR REAR HALL - ceiling - determine the reason and remedy the condition causing leakage. 3-h
9. SECOND FLOOR REAR HALL - ceiling - replace missing tiles. 3-h
10. LEFT MIDDLE CELLAR FOUNDATION - determine the reason and remedy condition causing leakage. 3-a
11. FRONT CELLAR - floor - replace missing concrete. 3-a
12. LEFT FRONT, LEFT MIDDLE AND REAR CELLAR foundation - replace missing mortar. 3-a

We suggest you have the heating system checked by a licensed oil burner technician.

First Floor

13. BATHROOM - repair or replace cracked and buckled plaster or ceiling. 3-b
14. BATHROOM - bat. tub - correct the condition at the fixture that causes a cross connection at the bathtub. 6-d
15. REAR DECK AND LIVING ROOM - window - replace broken glass. 3-c
16. BATHROOM - ceiling - remove peeling paint. 3-b

Second Floor

17. KITCHEN - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c
18. BATHROOM - window - secure glass by replacing points and/or reglazing. 3-c
19. BATHROOM - bathtub - correct the condition at the fixture that causes a cross connection at the bathtub. 6-d
20. BATHROOM - flush toilet - repair or replace broken seat. 3-c
21. BATHROOM - exterior window - replace broken glass (combination). 3-b
22. BATHROOM, MIDDLE BEDROOM - ceiling - replace missing tiles. 3-b

Third Floor

23. BATHROOM - ceiling - repair or replace cracked and buckled plaster. 3-b
24. BATHROOM - lavatory - install trap. 6-d
25. KITCHEN - wall - replace missing switch plate cover. 6-a

10-12 Crosby Street - (NOHC issued 8-2-77) DC

Remaining Housing Code violations to be corrected within time extension granted on attached "Administrative Hearing Decision" dated 4-3-79:

1. FIRST FLOOR REAR HALL - ceiling - repair or replace broken and missing plaster. 3-b
2. FIRST FLOOR REAR PORCH - windows - repair or replace the broken and missing glass. 3-c
3. REAR YARD - overall - remove all debris and properly dispose of it. 4-b
4. EXTERIOR FOUNDATION - overall - replace missing mortar. 3-a
5. FRONT PORCH - repair or replace broken lattice work. 3-d
6. FRONT PORCH - ceiling - repair or replace the buckled and loose-nailed boards. 3-d
7. -RIGHT REAR AND REAR EXTERIOR ROOF - repair or replace rotted and broken gutters. 3-a
8. SECOND FLOOR REAR HALL - ceiling - determine the reason and remedy the condition causing leakage. 3-b
9. SECOND FLOOR REAR HALL - ceiling - replace missing tiles. 3-b
10. LEFT MIDDLE CELLAR FOUNDATION - determine the reasons and remedy condition causing leakage. 3-a
11. EIGHT CELLAR - floor - replace missing concrete. 3-a
12. LEFT FRONT, LEFT MIDDLE AND REAR CELLAR - foundation - replace missing mortar. 3-a

We suggest you have the heating system checked by a licensed oil burner technician.

First Floor

13. BATHROOM - repair or replace cracked and buckled plaster on ceiling. 3-b
14. BATHROOM - bathtub - correct the condition at the fixture that causes a cross-connection in the bathtub. 6-d
15. REAR DEN AND LIVING ROOM - window - replace broken glass. 3-c
16. BATHROOM - ceiling - remove peeling paint. 3-b

Second Floor

17. KITCHEN - window - replace missing counter balance cords allowing window-sash to remain elevated when opened. 3-c
18. BATHROOM - window - secure glass by replacing points and/or reglazing. 3-c
19. BATHROOM - bathtub - correct the condition at the fixture that causes a cross-connection at the bathtub. 6-d
20. BATHROOM - flush toilet - repair or replace broken seat. 6-d
21. DINING ROOM - exterior window - remove broken glass (combination). 3-c
22. DINING ROOM, MIDDLE BEDROOM - ceiling - replace missing tiles. 3-b

Third Floor

23. BATHROOM - ceiling - repair or replace cracked and buckled plaster. 3-b
24. BATHROOM - lavatory - install trap. 6-d
25. KITCHEN - wall - replace missing switch plate cover. 6-a

CITY OF PORTLAND MAINE  
DEPARTMENT OF NEIGHBORHOOD CONSERVATION  
HOUSING INSPECTIONS DIVISION

3/30/79  
4:45

NOTICE OF HEARING

March 16, 1979

To: Mr. James M. Clark  
31 MacArthur Circle  
South Portland, Maine 04106

Re: Premises located at 10-12 Crosby Street Portland, Maine NCP-DC III 135-E-3

Dear Mr. Clark:

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 9:30 a.m. on March 28, 1979, 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 Aug. 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  
Lyle D. Noyes,  
Chief of Housing Inspections

Requested by  
Inspector G. Bartlett

G. Bartlett

Enclosure

vw

*Albionfield  
Appt made to  
be inspect*

NOTICE OF HOUSING CONDITIONS

DU 3

City of Portland  
Department of Neighborhood Conservation  
Housing Inspections Division  
Tel. 775-5451 - Ext. 448 - 358  
Mr. James M. Clark  
546 Stevens Avenue  
Portland, Maine 04103

Ch.-Bl.-Lot: 135-E-3  
Location: 10-12 Crosby Street  
Project: MCP-DC III  
Issued: Aug. 2, 1977  
Expired: Nov. 2, 1977

Dear Mr. Clark:

An examination was made of the premises at 10-12 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 November 2, 1977. 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

Insp. for M. Leary

By Lyle D. Noyes  
Chief of Housing Inspections

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

- \* 1. LEFT REAR EXTERIOR FOUNDATION - determine the reason and remedy the condition which causes the foundation to buckle. 3a
- \* 2. REAR EXTERIOR FOUNDATION - replace missing stones. 3a
- \* 3. OVERALL EXTERIOR FOUNDATION - replace missing mortar. 3a
- \* 4. Replace missing chimney mortar above the roofline. 3a
- 5. FRONT PORCH - repair or replace broken lattice work. 3d
- 6. FRONT PORCH CEILING - repair or replace the buckled and loose notched boards. 3d
- 7. RIGHT REAR & REAR EXTERIOR ROOF - repair or replace rotted and broken gutters. 3a
- 8. REAR FOUNDATION - make the bulkhead door operable and weathertight and watertight. 3d
- \* 9. SECOND FLOOR - REAR HALL CEILING - repair inoperative light fixture. 3a
- \* 10. SECOND FLOOR - REAR HALL CEILING - determine the reason and remedy the conditions which causes leakage in the ceiling. 3b
- \* 11. SECOND FLOOR - REAR HALL CEILING - replace missing tiles. 3b
- \* 12. LEFT FRONT & RIGHT REAR CENTER WINDOW - replace broken glass. 3c
- \* 13. RIGHT REAR CELLAR STAIRWAY - repair or replace broken plaster. 3d

continued

RM RUBBISH - OA REAR YARD

REAR PORCH RA/RE BR GL

continued

10-12 Crosby Street, Portland, Maine NCP-DC III

130-1-3

14. RIGHT REAR CELLAR - replace missing chimney cap. 3e  
15. LEFT MIDDLE CELLAR FOUNDATION - determine the reason and remedy the conditions which causes leakage. 3a  
16. RIGHT REAR & REAR CELLAR STAIRS - install adequate illumination. 3c  
17. FRONT CELLAR FLOOR - replace missing concrete. 3a  
18. LEFT FRONT, LEFT MIDDLE AND REAR - CELLAR FOUNDATION - replace missing mortar. 3a  
We suggest that you have the heating system checked by a licensed oil burner technician. 3a

FIRST FLOOR

19. KITCHEN WINDOW - secure glass by replacing points and/or reglazing window. 3c  
20. BATHROOM WALL - replace missing tiles. 3b  
\* 21. BATHROOM & repair or replace cracked and buckled plaster. 3b  
\* 22. LEFT REAR BEDROOM & BATHROOM CEILINGS - determine the reason and remedy the conditions that cause the leaking condition. 3b  
\* 23. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d  
\* 24. REAR DEN WINDOW & LIVING ROOM AND DINING ROOM WINDOWS - replace broken glass. 3c  
\* 25. LEFT REAR BEDROOM CEILINGS - repair inoperative light fixtures. 8e

SECOND FLOOR Currin, May

26. KITCHEN WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c  
27. BATHROOM WINDOW - secure glass by replacing points and/or reglazing window. 3c  
28. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d  
29. BATHROOM - FLUSH TOILET - repair or replace broken seat. 6d  
30. EXTERIOR DINING ROOM WINDOW - remove broken glass (combination) 3c  
31. DINING ROOM, MIDDLE BEDROOM - CEILINGS - replace missing tiles. 3b

THIRD FLOOR

\* 32. KITCHEN CEILING - repair or replace inoperative light fixtures. 8a  
\* 33. KITCHEN WINDOW - secure the glass by replacing points and/or reglazing window. 3c  
\* 34. BATHROOM CEILING - repair or replace cracked and buckled plaster. 3b  
\* 35. BATHROOM LAVATORY - install trap. 6d  
\* 36. LIVING ROOM WINDOW - repair or replace broken parting bead. 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.

3rd Flr Apt

KI-MI SWITCH PLATE CENTER  
KI-WA

1ST FL-NOLL-BR-MI PLASTER

1ST BATH CL PEPA CL

NOTICE OF HOUSING CONDITIONS

DU 5

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

Mr. James M. Clark  
540 Stevens Avenue 31 MacArthur Circle  
Portland, Maine 04103 S. Portland, ME 04106

Ch.-Bl.-Lot: 135-E-3  
Location: 10-12 Crosby Street  
Project: MCP-DC III  
Issued: Aug. 2, 1977  
Expired: Nov. 2, 1977

Dear Mr. Clark:

An examination was made of the premises at 10-12 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 November 2, 1977. 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 determine that the premises have been brought into compliance with Code Standards. Please contact this office if you have any question 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

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

Inspector M. Leary

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

Section(s)  
3a  
3a  
3a  
3e  
3d  
3d  
3a  
3d  
3a  
3b  
3b  
3c  
3d

- \* 1. LEFT REAR EXTERIOR FOUNDATION- determine the reason and remedy the condition which causes the foundation to buckle.
- \* 2. REAR EXTERIOR FOUNDATION - replace missing stones.
- \* 3. OVERALL EXTERIOR FOUNDATION - replace missing mortar.
- \* 4. Replace all chimney mortar above the roofline.
- 5. FRONT PORCH - repair or replace broken lattice work.
- 6. FRONT PORCH CEILING - repair or replace the buckled and loose matched boards.
- 7. RIGHT REAR & REAR EXTERIOR ROOF - repair or replace rotted and broken gutters.
- 8. REAR FOUNDATION make the bulkhead door operable and weathertight and watertight.
- \* 9. SECOND FLOOR - REAR HALL CEILING - repair inoperative light fixture.
- \* 10. SECOND FLOOR - REAR HALL CEILING - determine the reason and remedy the conditions which causes leakage in the ceiling.
- 11. SECOND FLOOR - REAR HALL CEILING - replace missing tiles.
- \* 12. LEFT FRONT & RIGHT REAR CELLAR WINDOWS - replace broken glass.
- 13. RIGHT REAR CELLAR STAIRWAY - repair or replace broken plaster.

continued

vw

continued

10-12 Crosby Street, Portland, Maine NCP-DC III

135-E-3

- 14. RIGHT REAR CELLAR - replace missing chimney mortar.
- \* 15. LEFT MIDDLE CELLAR FOUNDATION - determine the reason and remedy the conditions which causes leakage.
- 16. RIGHT REAR & REAR CELLAR STAIRS - install adequate illumination.
- 17. FRONT CELLAR FLOOR - replace missing concrete.
- 18. LEFT FRONT, LEFT MIDDLE AND REAR - CELLAR FOUNDATION- replace missing mortar.

We suggest that you have the heating system checked by a licensed oil burner technician.

FIRST FLOOR

**FIRST FLOOR**

- 19. KITCHEN WINDOW - secure glass by replacing points and/or reglazing window. 3c
- 20. BATHROOM WALL - replace missing tiles. 3b
- \* 21. BATHROOM & REPAIR OR REPLACE CRACKED AND BUCKLED PLASTER. 3b
- \* 22. LEFT REAR BEDROOM CEILINGS " " " " DETERMINE THE REASON AND REMEDY THE CONDITIONS THAT CAUSE THE LEAKING CONDITION. 3b
- 23. BATHROOM TUB - CORRECT THE CONDITION AT THE FIXTURE THAT CAUSES A CROSS CONNECTION AT THE BATHTUB. 6d
- \* 24. REAR DEN WINDOW & LIVING ROOM AND DINING ROOM WINDOW - replace broken glass. 3c
- \* 25. LEFT REAR BEDROOM CEILINGS - repair inoperative light fixtures. 8e

SECOND FLOOR

SECOND FLOOR

26. KITCHEN WINDOW - replace missing counter balance cords allowing window sash to remain elevated when opened. 3c

27. BATHROOM WINDOW - secure glass by replacing points and/or reglazing window. 3c

28. BATHROOM TUB - correct the condition at the fixture that causes a cross connection at the bathtub. 6d

\* 29. BATHROOM - FLUSH TOILET - repair or replace broken seat. 6d

30. EXTERIOR DINING ROOM WINDOW - remove broken glass (combination) 3c

31. DINING ROOM, MIDDLE BEDROOM - CEILINGS - replace missing tiles. 3b

THIRD FLOOR

THIRD FLOOR

- \* 32. KITCHEN CEILING - repair or replace inoperative light fixture.
- \* 33. KITCHEN WINDOW - secure the glass by replacing points and/or reglazing window.
- \* 34. BATHROOM CEILING - replaster or replace cracked and buckled plaster.
- \* 35. BATHROOM LAVATORY- install trap.
- \* 36. LIVING ROOM WINDOW - repair or replace broken parting bead.

\*\* 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.

<u>REINSPECTION RECOMMENDATIONS</u>		OK		LOCATION _____
INSPECTOR _____		BY <u>GG</u> DATE <u>3/4/80</u>		PROJECT _____
NOTICE OF HOUSING CONDITIONS Issued _____ Expired _____		HEARING NOTICE Issued _____ Expired _____		TNA NOTICE Issued _____ Expired _____

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

DATE <u>2/14/80</u>	GB	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input checked="" type="checkbox"/>
		SATISFACTORY Rehabilitation in Progress Time Extended To: _____
		Time Extended To: _____
		Time Extended To: _____
3/14/79	GB	UNSATISFACTORY Progress Send "HEARING NOTICE" <u>March 28 at 9:30</u> "FINAL NOTICE" <input checked="" type="checkbox"/>
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
2/14/79	GB	INSPECTOR'S REMARKS. WHOLE TO GET IN - OWNER NOT IN. PHONT BREAK. SEND NN NOTHING DONE ON EXTERIOR
6/24/79	GB	WORK IN PROGRESS - OTX TO 3/24/79
2/4/80	GB	ALL DONE/NO ADD/SEN SOC
INSTRUCTIONS TO INSPECTOR:		

(3)

Planning and Urban Development  
Joseph E. Gray Jr.  
Director  
Chief  


CITY OF PORTLAND

December 09, 1994

BEATTIE DAVID E  
105 GREENWOOD LN  
PORTLAND ME 04103

Re: 10 Crosby St  
CBL: 135- - E-003-001-01  
DU: 3

Dear Mr. Beattie:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

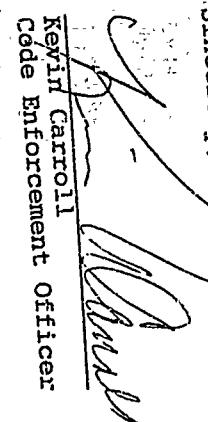
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's housing Code. We did, however, note the following items that could cause future problems:

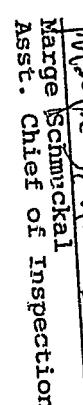
1. EXT - FOUNDATION - LEFT FRONT & MIDDLE, RIGHT MIDDLE  
LOOSE STONE AND MORTAR 108.40
2. EXT - RIGHT REAR -  
STAIRS ARE MISSING HANDRAIL

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,

  
Kevin Carroll  
Code Enforcement Officer

  
Marge Schmeckel  
Asst. Chief of Inspection Services

Addendum: Please contact this office to arrange for an interior inspection of the premises within thirty (30) days.

