

29-31 E. Kidder Street 168-D-8



C B L

OWNER/AGENT

29-31 E Kidder

[illegible]

CERTIFICATE
OF
COMPLIANCE

C 130 ✓ L BSL

Date: September 14, 1981

CITY OF PORTLAND

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

Mr. Richard Nest
29-31 East Kidder Street
Portland, Maine 04103

Re: Premises located at 29-31 East Kidder Street 168-D-8 ED

Dear Mr. Nest:

A re-inspection of the premises noted above was made on September 11, 1981
by Housing Inspector Marland Wing.

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 September 11, 1979.

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
September 1986.

Sincerely yours,

Joseph E. Gray, Jr., Director of
Planning and Urban Development

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

Marland Wing
Code Enforcement Officer - Wing (1)

jmr

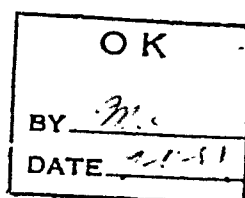
NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448

Mr. Richard Mast
29-31 East Kidder Street
Portland, Maine 04103

Ch.-Bl.-Lot: 168-D-8
Location: 29-31 East Kidder Street
Project: MCP-East Deering
Issued: 9-11-79
Expired: 12-11-79



Dear Mr. Mast:

An examination was made of the premises at 29-31 East Kidder Street Portland, Maine, by Housing Inspector Wing. 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 December 11, 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 H. Wing

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
12-8	FRONT PORCH - stairs - replace the rotted and broken stringer and riser.	3-d
8-12	EXTERIOR TRIM - overall - remove peeling paint; make walls weathertight and water tight by painting or some other suitable means.	3-a
8-18	EXTERIOR ROOF - overall - repair or replace the missing and worn shingles.	3-a
8-4	PORCH FOUNDATION - overall - replace missing mortar.	3-a
8-11	RIGHT REAR PORCH - stairs - replace missing balusters.	3-d
8-6	SECOND FLOOR REAR PORCH - replace rotted joists.	3-d
12-3	FIRST AND SECOND FLOOR REAR PORCH - replace rotted safety rails.	3-d
8	CELLAR - determine the reason and remedy the condition causing the hot water tank to leak.	6-d
8-9	REAR CELLAR FURNACE - install thermal switch.	9-c
8-10	THIRD FLOOR REAR HALL - ceiling - repair inoperative light fixture.	6-e
<u>First Floor</u>		
8-11	LIVING ROOM - window - replace broken glass.	3-c
12-6	DINING ROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened.	3-c
12-3	KITCHEN - ceiling - determine the reason and remedy the condition causing ceiling to leak.	3-b
8-14	BATHROOM - flush toilet - repair leaking pipe.	6-d
15	BATHROOM - ceiling - determine the reason and remedy the condition causing leakage.	3-b

continued -

29-31 East Kidder Street - continued

Second Floor

9-11 16. ~~KITCHEN - window - replace broken glass.~~ 3-a
9-11 17. ~~DINING ROOM - ceiling~~ 3-b

Third Floor

11 18. ~~BATHROOM - wall - replace the worn linoleum on the bathroom wall at the tub.~~ 3-a

*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. 775-3451 - to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

INSPECTOR M. Wing

OK
BY NW
DATE 2-1-81

LOCATION 29-31 East Kidder St.
PROJECT NCP-East Deering
OWNER Mr. Richard Nest

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>9-11-79</u>	<u>12-11-79</u>				

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

DATE 9-11 MW ALL VIOLATIONS HAVE BEEN CORRECTED ✓ "POSTING RELEASE" ✓
Send "CERTIFICATE OF COMPLIANCE" ✓

12-8-80 MW Time Extended To 1-8-81 OTX
4-1-81 MW Time Extended To 5-1-81

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

INSPECTOR'S REMARKS:

2/27/81 MW Re owner is in for city Loan
5/13/80 MW Re S.P. OTX Loan lead paint 5-14-80
6/16/80 MW Re S.P. still waiting for money x to 7-16-80
7-30-80 MW ditto waiting for money
8-3-80 MW x to 9-3-80 Loan all
7-15-80 MW x to 8-15-80
12-8-80 MW 4 viol. corrected / owner is general contractor
for the work. Satisfactory Progress
4-1-81 MW LAR still working on OTX

INSTRUCTIONS TO INSPECTOR:

NOTICE OF HOUSING CONDITIONS

✓ DU 3

CITY OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448

Ch.-Bl.-Lot: 168-D-8 X
Location: 29-31 East Kidder Street
Project: NCP-East Deering
Issued: 9-11-79
Expired: 12-11-79

Mr. Richard Nest
29-31 East Kidder Street
Portland, Maine 04103

Dear Mr. Nest:

An examination was made of the premises at 29-31 East Kidder Street Portland, Maine, by Housing Inspector Wing. 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 December 11, 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

Marland Wing
M. Wing

By

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

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

- | | |
|--|-----|
| *1. FRONT PORCH - stairs - replace the rotted and broken stringer and riser. | 3-d |
| 2. EXTERIOR TRIM - overall - remove peeling paint; make walls weathertight and water-tight by painting or some other suitable means. | 3-a |
| 3. EXTERIOR ROOF - overall - repair or replace the missing and worn shingles. | 3-a |
| 4. PORCH FOUNDATION - overall - replace missing mortar. | 3-d |
| 5. RIGHT REAR PORCH - stairs - replace missing balusters. | 3-d |
| *6. SECOND FLOOR REAR PORCH - replace rotted joists. | 3-d |
| 7. FIRST AND SECOND FLOOR REAR PORCH - replace rotted safety rails. | 3-d |
| 8. CELLAR - determine the reason and remedy the condition causing the hot water tank to leak. | 6-d |
| *9. REAR CELLAR FURNACE - install thermal switch. | 9-c |
| *10. THIRD FLOOR REAR HALL - ceiling - repair inoperative light fixture. | 8-e |
| <u>First Floor</u> | |
| *11. LIVING ROOM - window - replace broken glass. | 3-c |
| 12. DINING ROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. | 3-c |
| 13. KITCHEN - ceiling - determine the reason and remedy the condition causing ceiling to leak. | 3-b |
| *14. BATHROOM - flush toilet - repair leaking pipe. | 6-d |
| 15. BATHROOM - ceiling - determine the reason and remedy the condition causing leakage. | 3-b |

continued -

29-31 East Kidder Street - continued

Second Floor

- 16. KITCHEN - window - replace broken glass.
- 17. DINING ROOM - ceiling -

3-c
3-b

Third Floor

- 18. BATHROOM - wall - replace the worn linoleum on the bathroom wall at the tub.

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 3

CITY OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448

Ch.-Bl.-Lot: 168-D-8
Location: 29-31 East Kidder Street
Project: MCP-East Deering
Issued: 9-11-79
Expired: 12-11-79

Mr. Richard Nest
29-31 East Kidder Street
Portland, Maine 04103

Dear Mr. Nest:

An examination was made of the premises at 29-31 East Kidder Street Portland, Maine, by Housing Inspector Wing. 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 December 11, 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 Markland Wing
H. Wing

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
*1. FRONT PORCH - stairs - replace the rotted and broken stringer and riser.		3-d
2. EXTERIOR TRIM - overall - remove peeling paint; make walls weathertight and water-tight by painting or some other suitable means.		3-a
3. EXTERIOR ROOF - overall - repair or replace the missing and worn shingles.		3-a
4. PORCH FOUNDATION - overall - replace missing mortar.		3-d
5. RIGHT REAR PORCH - stairs - replace missing balusters.		3-d
*6. SECOND FLOOR REAR PORCH - replace rotted joists.		3-d
7. FIRST AND SECOND FLOOR REAR PORCH - replace rotted safety rails.		3-d
8. CELLAR - determine the reason and remedy the condition causing the hot water tank to leak.		6-d 9-c 8-a
*9. REAR CELLAR FURNACE - install thermal switch.		
*10. THIRD FLOOR REAR HALL - ceiling - repair inoperative light fixture.		
<u>First Floor</u>		
*11. LIVING ROOM - window - replace broken glass.		3-c
12. DINING ROOM - window - replace missing counter balance cords allowing window cash to remain elevated when opened.		3-c
13. KITCHEN - ceiling - determine the reason and remedy the condition causing ceiling to leak.		3-b 6-d
*14. BATHROOM - flush toilet - repair leaking pipe.		3-b
15. BATHROOM - ceiling - determine the reason and remedy the condition causing leakage.		

continued -

29-31 East Kidder Street - continued

- Second Floor
- 16. KITCHEN - window - replace broken glass.
 - 17. BATHROOM - ceiling -

3-c
3-b

- Third Floor
- 18. BATHROOM - wall - replace the worn linoleum on the bathroom wall at the tub.

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. 775-3451 - to determine if any of the items listed above require a building or alteration permit.

Housing Inspection Division

1) Insp. Name *M. W. King*

2) Insp. Date 6/3/79	3) Insp. Type RP	4) Proj. Code H-E-29	5) Assr's. Chart 168	6) Bl. D	7) Lot 5	8) Census: Tract	9) Blk.	10) Insp. 18	11) Form No.
12) Hous. No. 2931	13) Sec. H. No.	14) Suff.	15) Direct. EAST	16) Street Name KIDDER	17) St. Design.				
18) Owner or Agent: MR. Richard Nest							19) Status	20) Bldg's Rat.	
21) Address: Same							00	2	
22) City and State							Zip Code:		
23) D Units	24) Occ. D. U. s	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants	28) Com. i. U.	29) Bldg. Type	30) Stories	31) Const. Mat.	32) O. Bs.
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D.	38) Wks. Ad. Bth. Fac.	39) Disp.	40) Closing Date		
NO			RE		Yes	No			

Viol. No	Remedy	Cond.	Violation Description	Fl. NO	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1.	RE	R/OR	Stringer & Riser		FR	PO	SR	2	3d	
2.	RM	PE	Paint		OA	Ext.	TR	2	3a	
3.	RR/RE	MI/NO	Shingles		OA	"	RO	2	3a	
4.	RE	MI	Mortar		OA	"	FO	2	3a	
5.	RE	MI	Balusters		RIA	PO	GR	2	3d	
6.	RE	RO	Joists		2nd Re	PO		2	3d	
7.	RE	RO	Safety Rails		1st 2nd Re	PO		2	3d	
8.	DE	LE	Hot Water Tank			CE	PA	2	6d	
9.	IN		Thermal Switch		Re	CE	FU	2	9c	
10.	RR	IN	Light Fixture		3rd Re	HA	CL	2	8e	

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. DATE

8/31/79

2) INSP.

18

3) FORM NO.

4) TENANT'S NAME

MEST

5) Flr #

2

6) Location

DU

7) Rmg. Tp.

5

8) #Rms

2

9) #Peo.

7 1/2

10) #All'd.

2

11) Slp

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

16

RE

BR

Glass

KI

WI

2

3c

17

DE

LE

DI

CL

2

3b

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP DATE

2) INF

3) FORM NO.

4) TENANT'S NAME

5) Flr #

6) Location

7) Ring. Tp

8) #Rms

9) #Peo.

10) #All'd.

11) Slp.

12) Child
Under 1013) Child
1-6

14)

15) Rent

16) Rent
Code

17) Furn.

18) Heat

19) Hot
Water20) Dual
Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol
No

Remedy

Cond.

Violation

Location

Room
TypeArea
TypeResp.
PartyCode Sect
ViolatedViolation
Rem. - Date

18

RE

Wd

Lindoleum

WA

(Tub)

2

36

19

RE

BR

Glass

BA

WI

2

30

Bathroom
wall at tub

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Department of Health & Social Services
Housing Inspections Division
Telephone: 775-3451 - Extension 448

August 30, 1976 ✓

Mr. Richard Nest
59 Wernuth Road
South Portland, Maine 04106

Re: Premises located at 29-31 East Kidder Street, Portland, Maine 168-D-8

Dear Mr. Nest:

A re-inspection of the premises noted above was made on August 27, 1976
by Housing Inspector Leary.

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 April 12, 1976.

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 1981.

Sincerely yours,
David C. Bittenbender
Director
Health & Social Services

Inspector M. Leary

By [Signature]
Chief of Housing Inspections

/83

ldn/76

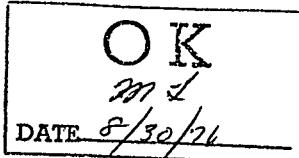
NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
DEPARTMENT OF HEALTH & SOCIAL SERVICES
HOUSING DIVISION
Telephone 775-5451 - Extension 448

Mr. Richard Nest
59 Wermuth Road
South Portland, Maine 04106

Ch.-Bl.-Lot: 163-D-8
Location: 29-31 East Kidder St.
Project: General
Issued: April 12, 1976
Expired: June 12, 1976



Dear Mr. Nest:

An examination was made of the premises at 29-31 East Kidder 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 June 12, 1976. 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 re-inspection 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.

Sincerely yours,

David C. Bittenbender
Director
Health & Social Services

Inspector
M. Leary

By [Signature]
Chief of Housing Inspections

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

1. EXTERIOR FOUNDATION	Overall - Replace the missing mortar.	3a
2. CHIMNEYS	Point up the chimneys above roof line.	3c
3. CELLAR STAIRWAY	Switch - Provide emergency cut-off switch for front furnace.	9c
4. 1st FLOOR REAR PORCH	Replace rotted, loose stringer and balusters.	3d
5. 1st FLOOR RIGHT PORCH	Stairs - Repair or replace loose, broken treads.	3d
6. 1st FLOOR REAR SHED	Provide junction boxes for electrical connection and enclose loose wires.	8a
7. 2nd FLOOR REAR HALL	Walls - Replace the missing, broken plaster.	3b
8. 2nd FLOOR RIGHT MIDDLE BEDROOM	Window - Secure loose glass by replacing points and/or reglazing.	3c
9. 3rd FLOOR LIVING ROOM	Window - Provide counter balance cords allowing window sash to remain elevated when opened.	3c
10. 3rd FLOOR DWELLING UNIT	Egress - Provide an unobstructed means of egress.	10-2

LDN:rl

1dn/72

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND

Health Department - Housing Division

Telephone 775-5451 - Extension 448

Mr. Frank H. McConnell
29 E. Kidder Street
Portland, Maine 04103

Richard Nestor Sheila SoPort
Mr. Jim Andrews
Andrews Agency
648 Forest Avenue
Portland, Maine 04101

Ch.-Bl.-Lot: 168-D-8

Location: 29-31 East Kidder Street

Project: General

Issued: 2-17-76

Expires: 4-17-76

59 Wernoth Road
So Portland, Maine

Dear Mr. McConnell:

An examination was made of the premises at 29-31 East Kidder Street, Portland, Maine, by Housing Inspector D. Phipps. 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 April 17, 1976. 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 re-inspection 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.

Sincerely yours,

David C. Bittencourt
Health Director

Inspector
D. Phipps

By
Chief of Housing Inspections

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

1. Replace missing mortar overall exterior foundation. 3-a
2. Repair or replace the rotted support - first floor front porch ceiling. 3-d
3. Replace the rotted and loose stringer and balusters - first floor rear porch. 3-d
4. Repair or replace the loose and broken treads - first floor right porch stairs. 3-d
5. Point up chimneys above roof line. 3-a
6. Provide junction boxes for electrical connection and enclose the loose wire - first floor rear shed. 8-a
7. Remove the peeling paint - second floor rear hall ceiling. 3-b
8. Replace the missing and broken plaster - second floor rear hall walls. 3-b
9. Provide emergency cut-off switch in cellar stairway for front furnace. 9-c

First Floor

10. Correct the condition that causes a cross-connection at the fixture in the bathtub in the bathroom. 6-d

Second Floor

11. Repair the leaking drain pipe under the kitchen sink. 6-d
12. Secure loose glass by replacing points and/or reglazing window - right middle bedroom. 3-a
13. Correct the condition that causes a cross-connection at the fixture in the bathtub in the bathroom. 6-d

continued -

19-31 East Kidder Street - continued

Third Floor

14. ✓ Provide counter balance cords allowing window sash to remain elevated when opened in the living room.
15. ✓ Provide an unobstructed means of dual egress for this dwelling unit.

3-a
10-2

REFERRAL MEMORANDUM

HOUSING INSPECTIONS DIVISION
HEALTH DEPARTMENT

To: Clement Dodd, Acting Chief, Fire Dept.

Date: February 17, 1976

From: Housing Inspections Div., Health & Soc. Serv. Dept.

Subject: Rear Egress at 29-31 East Kidder Street

Conditions or Defects: Please check egress from the third floor dwelling unit at the above address. The rear stairway for this unit exits into the kitchen of the first floor dwelling unit. Thank you.


Diane Phipps, Housing Inspector

The responsible department or division is requested to reply on this form and return the form to the Housing Inspections Division.

Reply:

Date:

Instructions: Inspectors will complete this form in triplicate retaining one copy for the tickler file and two copies to the street file. The original will be sent to the responsible division or city department.

INSPECTUR

INSPECTOR Leary

LOCATION 2931 E Kilders
PROJECT new
OWNER Richard Mc Connell
Richard Nesf

issued

Expired

~~4/12/77~~
~~2/19/76~~

6/4/2/3/3

Issued

HEARING NOTICE

Expired

FINAL NOTICE

Issued

Expired

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

DATE _____

8/77

77.

ALL VIOLATIONS HAVE BEEN CORRECTED

Sand " CERTIFICATE OF COMPLIANCE"

"POSTING RELEASE"

566

1. **Introduction**

SATISFACTORY Rehabilitation In Progress

Time Extended To

August 8, 1977

Time Extended To

Time Extended To

UNSATISFACTORY Progress

Send "HEARING NOTICE"

"FINAL NOTICE"

"NOTICE TO VACATE"

POST Entire

PUST Dwelling Units

UNSATISFACTORY Progress

Request "LEGAL ACTION" Be Taken

1/8/21

711

INSPECTOR'S REMARKS:

is vibrations, ~~various~~.

7/2/16

7/1/79

1. 1000 unmarked contacts only

27

mm!

All violations covered.

INSTRUCTIONS TO INSPECTOR:

Date: / April 9, 1976

FOR YOUR INFORMATION AS A NEW OWNER

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY: It shall be a violation of this ordinance for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the Health Officer under the provisions of this ordinance unless he shall first furnish to the grantee a true copy of any such order and shall at the same time notify the Health Officer in writing of the intent to so transfer either by delivering said notice to the Health Officer and receiving a receipt thereof or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section of this ordinance, such person shall be subject to a fine which may be imposed for failure to comply with any order of the Health Officer as provided herein.

SECTION 20 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED: No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this ordinance shall be effective in relieving any person of responsibility for compliance with the provision of this ordinance as set forth herein.

SECTION 25 - PENALTY: Any person violating any of the provisions of this ordinance or failing or neglecting or refusing to obey any order or notice of the Health Officer issued hereunder shall be subject to a fine of not less than \$10.00 nor more than \$100.00 and each day's violation shall be considered to be a separate offense.

Mr. Richard Nest
59 Weymouth Road
South Portland, Maine 04106

RE: 29-31 East Kidder Street, Portland, Maine 168-D-8

AS THE NEW OWNER of the above we must inform you that SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY, does apply to this property as the Housing Inspection Division, Health Department has an open file in this case.

If you have any questions regarding this matter, please call the Housing Inspection Division, at 775-5451 Ext. 448 or 358

PS Form 3811, Jan. 1975

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
☐ Show to whom and date delivered..... 15¢
☐ Show to whom, date, & address of delivery.. 35¢
☐ RESTRICTED DELIVERY.
Show to whom and date delivered..... 65¢
☐ RESTRICTED DELIVERY.
Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:
REGISTERED NO. CERTIFIED NO. INSURED NO.
235218

(Always obtain signature of addressee or agent)
I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
Richard B. [Signature]

4. DATE OF DELIVERY
4/13/76

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

U.S. POSTAL SERVICE
APR 13 1976
CLERK'S INITIALS

★ GPO: 1975-O-560-047

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 28, 1989

*Cleaned
april 5/89*

Ben Constiner
29 East Kidder Street
Portland, ME 04103

Re: 31 East Kidder Street 168-D-7

Dear Mr. Constiner:

We recently received a complaint and an inspection was made by Code Enforcement Officer Joseph Torres of the property owned by you at 31 East Kidder Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. INTERIOR FIRST FLOOR, APT. #1 - ENTRANCE DOOR - ceiling light missing.
2. INTERIOR SECOND FLOOR, APT. #1 - REAR WINDOW - broken glass.
3. INTERIOR SECOND FLOOR, APT. #1 - BEDROOM - electrical receptacle hanging out of box.

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 _____

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 Torres
Chief of Inspection Services

Joseph Torres, Housing Inspector
(B. MacIsaac, C.E.O.)

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 3, 1991

Benton Constiner
29 E. Kidder St.
Portland, ME 04103

Re: ~~15-31~~ East Kidder Street
CBL #: 168-D-7 & 8
DU: 3

Dear Mr. Constiner:


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

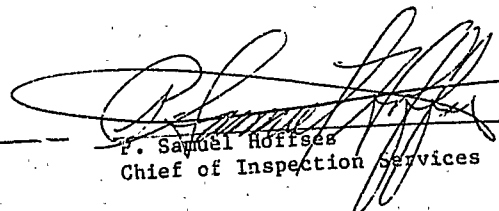
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

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


S. Samuel Hoffses
Chief of Inspection Services

/el

389 Congress Street - Portland, Maine 04101 - (207) 874-8704

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 18, 1996

LEEMAN ROBERT D
23 EAST KIDDER ST
PORTLAND ME 04103

Re: 29 East Kidder St
CBL: 168- - D-007-001-01
DU: 3

Dear Mr. Leeman:

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

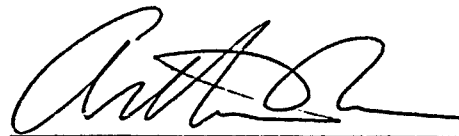
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:


1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

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


Tammy Munson
Code Enfc. Offr./ Field Supv.