

469 Cumberland Avenue

36-F-17

LONGF-SQ-III

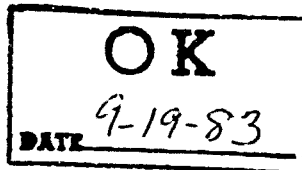


SHAW-WALKER

#2503-3R

CITY OF PORTLAND, MAINE
DEPARTMENT OF URBAN DEVELOPMENT
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING



DATE: September 7, 1983

Mr. Austin A. McIntyre
Birch Knolls
Cape Elizabeth, Maine 04107

Re: Premises located at 469 Cumberland Ave. 36-F-17 WE

Dear Mr. McIntyre:

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 September 21, 1983, 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 August 18, 1983.

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 311 - 316.

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

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

Requested by B. MacIsaac
Code Enforcement Officer - B. MacIsaac

Enclosure

JMF



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

August 16, 1983

Mr. Austin A. McIntyre
Birch Knolls
Cape Elizabeth, Maine 04107

Re: 469 Cumberland Ave.
36-F-17 WE

Dear Mr. McIntyre:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 469 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Rubbish accumulation - side and back yard. 4-b

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before September 1, 1983.

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 Lyle D. Noyes
Lyle D. Noyes,
Inspection Services Division

Burton MacIsaac
Code Enforcement Officer - B. MacIsaac

jmr

Re: 469 Campbell Ave
Housing Dept
Malden
RETURN RECEIPT
INSURED AND REGISTERED MAIL

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
 Show me and date delivered _____ \$
 Show me, date, and address of delivery _____ \$

2. REGISTERED DELIVERY
(The registered delivery fee is charged in addition to
the return receipt fee.) _____ \$

TOTAL \$ _____

3. ARTICLE ADDRESSED TO:
Mr. Austin A. McIntyre
Birch Knolls
Cape Elizabeth, Maine 04107

4. TYPE OF SERVICE
 REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

ARTICLE NUMBER
934 887

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

5. DATE OF DELIVERY
AUG 19 1983

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE

7a. EMPLOYEE'S INITIALS
[Initials]

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

July 24, 1978

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

Austin A. & Anna P. McIntyre
Birch Knolls
Cape Elizabeth, Maine 04107

Re: Premises located at 469 Cumberland Avenue, Portland, Maine NCP-WE 36-F-17

Dear Mr. & Mrs. McIntyre:

A re-inspection of the premises noted above was made on July 4, 1978
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, 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
Lyle D. Noyes,
Chief of Housing Inspections

Inspector

M. Leary
H. Leary

VW

OK
DATE 7/4/78

June 1, 1978

Austin A. & Anna P. McIntyre
Birch Knolls
Cape Elizabeth, Maine 04107

Dear Mr. & Mrs. McIntyre: Re: 469 Cumberland Avenue, Portland, Maine NCP-WZ
35-P-17

As owner or agent of the above referred property, you were notified on April 12, 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 May 31, 1978, by Housing Inspector Leary and, as a result, you are hereby ordered to correct the violations listed below on or before July 1, 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

Inspector M. Leary
M. Leary

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

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	SECTION(S)
1. Make the exterior walls of the structure weathertight and watertight by painting or some other suitable means.	3a
2. RIGHT EXTERIOR ROOF - replace the rotted gutter.	3a
3. RIGHT EXTERIOR ROOF - remove or replace the broken downspout.	3a
4. SECOND FLOOR FRONT WINDOW - replace the broken canopy moulding.	3a
5. RIGHT EXTERIOR ROOF - repair or replace the broken moulding.	3a
6. MIDDLE ROOF - replace rising chimney mortar and bricks above roofline.	3c
<u>FIRST FLOOR FRONT</u>	
7. FRONT HALL - remedy the conditions that cause the wall to be loose.	3b
<u>THIRD FLOOR FRONT</u>	
8. KITCHEN SKYLIGHT WINDOW - secure glass by replacing points and/or reglazing.	3c

ADMINISTRATIVE HEARING DECISION

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

Date July 14, 1977

Austin A. & Anna P. McIntyre
Birch Knolls
Cape Elizabeth, Maine 04107

Re: Premises located at 467 Cumberland Avenue, Portland, Maine 36-F-17 NCP-West End

Dear Mr. & Mrs. McIntyre:

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

on July 13, 1977, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to September 16, 1977 in order to complete the work now in progress to correct the remaining twenty seven (27) Housing Code violations as listed on the attached copy of "Notice of Housing Conditions" dated

Notice modified as follows: April 12, 1977

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

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

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

In Attendance:

Mr. McIntyre

Merlin Leary

vw

Encl.

NOTICE OF HOUSING CONDITIONS

DU 6

CITY OF PORTLAND
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION
Telephone 775-5451 - Extension #448 - #358
Mr. Austin A. McIntyre & Anna P. McIntyre
Birch Knolls
Cape Elizabeth, Maine

Cn.-Bl.-Lot: 36-F-17
Location: 469 Cumberland Avenue
Project: MCP-West End
Issued: April 12, 1977
Expired: June 12, 1977

Dear Mr. & Mrs. McIntyre:

An examination was made of the premises at 469 Cumberland Avenue, 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, 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 re-inspection 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.

Sincerely 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. Make the exterior walls of the structure weathertight and watertight by painting or some other suitable means. | 3a |
| * 2. LEFT REAR PORCH FLOOR - determine the reason and remedy the condition which causes signs of sagging conditions. | 3a |
| * 3. LEFT REAR PORCH STAIRS - install supporting posts under porch stairs. | 3d |
| * 4. FRONT PORCH STAIRS - repair loose treads. | 3d |
| * 5. FIRST & SECOND FLOOR - REAR PORCH FLOORS - replace rotted decking. | 3d |
| * 6. SECOND FLOOR - FRONT HALL CEILING - repair loose & hanging light fixture. | 8e |
| * 7. FIRST, SECOND & THIRD FLOOR - FRONT HALL WALL & CEILING - repair or replace cracked and buckled plaster. | 3b |
| 2,3,4,5
* 8. SECOND & THIRD FLOOR - REAR HALL STAIRWAY - remove obstructions. | 10(a) |
| * 9. THIRD FLOOR FRONT HALL STAIRWAY - replace missing railing. | 3d |
| * 10. SECOND FLOOR REAR HALL STAIRS - replace worn treads. | 3d |
| * 11. FRONT CELLAR CEILING - repair leak in wasteline. | 6d |
| * 12. MIDDLE CELLAR - enclose loose stack with a fire-retardent material. | 9e |
| * 13. MIDDLE CELLAR FIRE - clear up excessive soot in the cellar chimney and dispose of it. | 3e |
| * 14. RIGHT REAR CELLAR WALL - replace decomposed bricks and mortar. | 3a |

continued

v7

100 Cumberland Avenue cont.

- ~~4/25/77~~ ~~RIGHT CELLAR FOUNDATION~~ - replace missing mortar. 3a
- ~~4/25/77~~ ~~REAR CELLAR FLOOR~~ - replace loose and broken trends. 3d
- * 18. ~~MIDDLE ROOF~~ - replace decomposed bricks and mortar on support columns. 3a
- * ~~MIDDLE ROOF~~ - replace missing chimney mortar and bricks above the roofline. 3a
- ~~1. FIRST FLOOR REAR~~ - At the time of the survey, we were unable to gain access to the first floor apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure. 3c

7. - FIRST FLOOR FRONT

- * 19. ~~FRONT HALL CEILING~~ - KITCHEN CEILING - repair or replace cracked and buckled plaster. 3b

SECOND FLOOR REAR

- * 20. ~~PANTRY WALL~~ - remove illegal extension cord connected to the pantry wall. 8d

8. - THIRD FLOOR FRONT

- 21. ~~KITCHEN CEILING~~ - replace missing moulding. 3b
- * 22. ~~LIVING ROOM & KITCHEN CEILINGS~~ - repair or replace broken plaster. 3b
- 23. ~~LIVING ROOM WINDOW~~ - replace missing stop. 3c

THIRD FLOOR REAR

- * 24. ~~KITCHEN & DEN~~ ~~WINDOWS~~ - secure glass by replacing points and/or reglazing window. 3c
- * 25. ~~KITCHEN CEILING~~ - repair loose and hanging light fixture. 8e
- * 26. ~~REAR HALL CEILING~~ - replace worn electrical wiring. 8e
- * 27. ~~REAR BEDROOM CEILING~~ - repair inoperative light fixture. 8e
- * 28. ~~DEN & BATHROOM WINDOWS~~ - replace broken glass. 8e

* 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., telephone 775-5451, to determine if any of the items listed above require a building or alteration permit.

ADDITIONAL VIOLATIONS July 14, 1977

- 1. ~~EXTERIOR FOUNDATION~~ - LEFT MIDDLE - replace the missing mortar. 3a
- 2. ~~SECOND FLOOR FRONT WINDOW~~ - replace the broken canopy moulding over the window. 3c
- 3. ~~FRONT PORCH~~ - repair or replace the broken lattice work on the porch. 3d
- 4. ~~RIGHT FRONT CELLAR CEILING~~ - repair the leaking cold water pipe. 6d
- 5. ~~BATHROOM HALL~~ - repair the inoperative light fixture. 8e
- 6. ~~MIDDLE HALL DOOR~~ - repair the loose frame. 3b

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND
 DEPARTMENT OF NEIGHBORHOOD CONSERVATION
 HOUSING INSPECTIONS DIVISION
 Telephone 775-5451 - Extension #448 - #358
 Mr. Austin A. McIntyre & Anna P. McIntyre
 Birch Knolls
 Cape Elizabeth, Maine

DJ 6

Ch.-Bl.-Lot: 35-F-17
 Location: 469 Cumberland Avenue
 Project: NCP-West End
 Issued: April 12, 1977
 Expired: June 12, 1977

Dear Mr. & Mrs. McIntyre:

An examination was made of the premises at 469 Cumberland Avenue, Portland, Maine by Housing Inspector Lenny. 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, 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 re-inspection 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.

Sincerely yours,

Joseph E. Gray, Jr., Director
 Neighborhood Conservation

Inspector M. Lenny

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

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - SECTION (5)

- * 1. Make the exterior walls of the structure weathertight and watertight by painting or some other suitable means. 3a
- * 2. LEFT REAR PORCH FLOOR - determine the reason and remedy the condition which causes signs of sagging conditions. 3a
- * 3. LEFT REAR PORCH STAIRS - install supporting posts under porch stairs. 3d
- * 4. FRONT PORCH STAIRS - ~~loose treads.~~ 3d
- * 5. FIRST & SECOND FLOOR PORCH FLOORS - replace rotted decking. 3d
- * 6. REAR FLOOR - ~~loose treads.~~ 3d
- * 7. FIRST, SECOND and THIRD FLOOR FRONT HALL WALL & CEILINGS - repair or replace cracked ~~front hall wall & ceiling.~~ 8e
- * 8. REAR HALL STAIRWAY - remove obstructions. 2b
- * 9. THIRD FLOOR REAR HALL STAIRWAY - replace missing railing. 10 (p)
- * 10. SECOND FLOOR REAR HALL STAIRS - replace worn treads. 3d
- * 11. FRONT CELLAR CEILING - repair leak in waterline. 3d
- * 12. MIDDLE CELLAR - enclose loose stack with a fire retardant material. 3d
- * 13. MIDDLE CELLAR FLUE - clean up excessive soot in the cellar chimney and dispose of it. 2e
- * 14. REAR REAR CELLAR WALL - replace decomposed bricks and mortar. 3a

continued

vw

469 Cumberland Avenue cont.

- 15. ✓ RIGHT CELLAR FOUNDATION - replace missing mortar. 3a
- 16. ✓ CELLAR STAIRS - repair or replace loose and broken treads. 3d
- 17. ✓ REAR CELLAR FLOOR - replace decomposed bricks and mortar on support columns. 3a
- * 18. ✓ MIDDLE ROOF - replace missing chimney mortar and bricks above the roofline. 3c

~~FIRST FLOOR REAR - At the time of the survey, we were unable to gain access to the first floor apartment. We suggest that if there are any conditions which need correcting in this apartment that you make the repairs while doing the work on the rest of the structure.~~

FIRST FLOOR FRONT

- * 19. ✓ FRONT HALL CEILING
KITCHEN CEILING - repair or replace cracked and buckled plaster. 3b

SECOND FLOOR REAR

- * 20. PANTRY WALL - remove illegal extension cord connected to the pantry wall. 8d

THIRD FLOOR FRONT

- 21. KITCHEN CEILING - replace missing moulding. 3b
- * 22. LIVING ROOM & KITCHEN CEILINGS - repair or replace broken plaster. 3b
- 23. LIVING ROOM WINDOW - replace missing stop. 3c

THIRD FLOOR REAR

- 24. KITCHEN & DINING ROOM - secure glass by replacing points and/or reglazing window. 3c
- DEN - WINDOWS 8e
- * 25. KITCHEN CEILING - repair loose and hanging light fixture. 8e
- * 26. REAR HALL CEILING - replace worn electrical wiring. 8e
- * 27. REAR BEDROOM CEILING - repair inoperative light fixture 3c
- * 28. DEN & BATHROOM WINDOWS - replace broken glass.

* 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., telephone 775-5451, to determine if any of the items listed above require a building or alteration permit.

REINSPECTION RECOMMENDATIONS

LOCATION 469 Cumberland
 PROJECT NCP - West End
 OWNER Austin H. McIntyre

INSPECTOR M. Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
4-12-71	6-12-71				

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

DATE		
7/4		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/>
		SATISFACTORY Rehabilitation in Progress
7/13	M/S	Time Extended To: <u>Sept. 13, 1971</u>
8/13	M/S	Time Extended To: <u>Oct. 13, 1971</u>
9/13	M/S	Time Extended To: <u>Nov. 17, 1971</u>
5/13	M/S	UNSATISFACTORY Progress Send "HEARING NOTICE" <input type="checkbox"/> "FINAL NOTICE" <input checked="" type="checkbox"/>
		"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____
7/13	M/S	INSPECTOR'S REMARKS: <u>Met owner at property with supervisor</u> <u>discussed progress, 25 violations remaining</u> <u>1 violation corrected</u> <u>2 violations remaining</u> <u>5 violations remaining</u> <u>5 violations remaining</u> <u>1 violation remaining</u> <u>2 violations remaining</u> <u>10 violations remaining</u>
		INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 26, 1986

Austin A. & Anna P. McIntyre
Birch Knolls
Cape Elizabeth, ME 04107

Re: 469 Cumberland Ave. 36-F-17 WE

Dear Mr. & Mrs. McIntyre:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 469 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

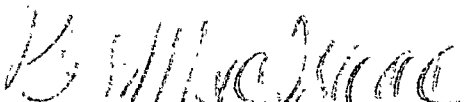
1. Trash and garbage on left roof. 6-109

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 April 9, 1986.

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 Morris
Chief of Inspection Services


Code Enforcement Officer - Burton MacIsaac (6)

jmr

PS Form 3811, July 1983 447-945

SENDER: Complete items 1, 2, 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult Postmaster for fees and check box(es) for service(s) requested.

1. Show to whom, date and address of delivery.
 2. Restricted Delivery.

3. Article Addressed to:
 Austin A. & Anna P. McIntyre
 Birch Knolls
 Cape Elizabeth, ME 04107

4. Type of Service:	Article Number
<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail	223-706

Always obtain signature of addressee or agent and
DATE DELIVERED

5. Signature - Addressee
[Signature]

6. Signature - Agent

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)

Re: 469 Cumb Ave - B. MacIsaac - Housing

DOMESTIC RETURN RECEIPT



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 26, 1986

Austin A. & Anna P. McIntyre
Birch Knolls
Cape Elizabeth, ME 04107

Re: 469 Cumberland Ave. 36-F-17 WE

Dear Mr. & Mrs. McIntyre:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 469 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

~~Trash and garbage on left roof. 6-109~~

corrected 4-1

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 April 9, 1986

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 Hoffses
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 19, 1986

Mr. Austin McIntyre
Punch Knolls
Cape Elizabeth, ME 04107

Re: 469 Cumberland Ave. 36-F-17 WE

Dear Mr. McIntyre:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 469 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FIRE ESCAPE - broken and missing members. 6-108

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 August 29, 1986.

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 Hoffses
Chief of Inspection Services


Code Enforcement Officer - Burton MacIsaac (6)

jmr

PS Form 3811, July 1983 247-905

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. Show to whom, date and address of delivery.
 Restricted Delivery.

3. Article Addressed to:
 Mr. Austin McIntyre
 Birch Knolls
 Cape Elizabeth, ME 04107

4. Type of Service:	Article Number
<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail	223 801

Always obtain signature of addressee or agent and **DELIVERED.**

5. Signature - Addressee
 X *[Signature]*

6. Signature - Agent
 X

7. Date of Delivery
 X *8/22/86*

8. Addressee's Address (ONLY if requested and fee paid)

Re: 469 Cumberland Ave. - B. MacIsaac - Housing

DOMESTIC RETURN RECEIPT



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 19, 1986

Mr. Austin McIntyre
Birch Knolls
Cape Elizabeth, ME 04107

Re: 469 Cumberland Ave. 36-F-17 WE

Dear Mr. McIntyre:


We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 469 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- ~~1. FIRE ESCAPE - broken and missing members. 6-108~~ OK 9-3

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 August 29, 1986.

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 Hoffses
Chief of Inspection Services


Code Enforcement Officer - Burton MacIsaac (6)

jmr

P 032 223 803

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

* U.S.G.P.O. 1984-446-014 PS Form 3800, Feb. 1992	Sent to	Mr. Austin McIntyre
	Street and No	Birch Knolls
	P.O. State and ZIP Code	Cape Elizabeth, ME 04107
	Postage	\$
	Certified Fee	
	Special Delivery Fee	
	Restricted Delivery Fee	
	Return Receipt Showing to whom and Date Delivered	
	Return receipt showing to whom, Date, and Address of Delivery	
	TOTAL Postage and Fees	\$
Postmark or Date		

Re: 469 Cumberland Ave. - B. MacIsaac - Housing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 27, 1987

Austin A. & Anna P. McIntyre Jts.
Birch Knolls
Cape Elizabeth, ME 04107

Re: 469 Cumberland Avenue 36-F-17

Dear Mr. & Mrs. McIntyre:


We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 469 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. FRONT OF BUILDING - trash accumulation. 6-108
2. FIRE ESCAPE - lower section missing. 6-116

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 March 6, 1987.

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


P. Samuel Hises
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr

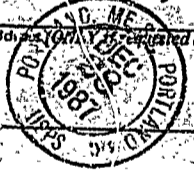
SENDER: Complete items 1, 2, 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) service(s) requested.

Show to whom, date and address of delivery.

2. <input type="checkbox"/> Restricted Delivery.	
3. Article Addressed to: Austin A. McIntyre Birch Knolls Cape Elizabeth, Maine 04107	
4. Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail	Article Number: P 032-224-464
Always obtain signature of addressee or agent and DATE DELIVERED	
5. Signature - Addressee X	
6. Signature - Agent X <i>Austin A. McIntyre</i>	
7. Date of Delivery	
8. Addressee's Address (Only if requested and fee paid)	

47845
DOMESTIC RETURN RECEIPT

1st. Insp. Offices 12/22/87 Room 315 469 Cumberland Ave





CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 27, 1987

Austin A. & Anna P. McIntyre Jts.
Birch Knolls
Cape Elizabeth, ME 04107

Re: 469 Cumberland Avenue 36-F-17

Dear Mr. & Mrs. McIntyre:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 469 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:


- ~~1. FRONT OF BUILDING - trash accumulation. 6-108~~
- ~~2. FIRE ESCAPE - lower section missing. 6-116~~

Corrected 3-16-87

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 March 6, 1987.

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


P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr

CITY OF PORTLAND, MAINE

329 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

F. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

January 14, 1987

Mr. Austin A. McIntyre
Birch Knoll
Cape Elizabeth, ME 04107

Re: 469 Cumberland Avenue

Dear Sir:

During an inspection in your area it was apparent that you are in violation of Part II Code of Ordinance, Chapter 12, Article II, Section 12-24.

Sec. 12-24. Placement for collection; scavenging prohibited.

(a) Municipal collection. Suitable containers for collection shall be placed at the curb or on the esplanade between the sidewalk and the gutter not prior to 6:00 p.m. of the day before scheduled municipal collection. Containers placed in the public way on and after such time shall be considered as being intended for collection and, as such, shall be collected by none other than the authorized collector of the public works authority. All containers shall be removed prior to 8:00 p.m. on the day of scheduled collection. Such suitable containers shall be covered or securely tied as to prevent spillage, wind blown littering, or the ingress or egress of flies, rats or other vermin. No person except the occupant, owner of the premises, or the public works authority shall remove, take or otherwise disturb the waste matter, or any portion thereof so placed for removal.

Found in violation of this ordinance section can and will result in action under Chapter 12, Article II, Section 49 of the Municipal Code.

Sec. 12-49. Failure to comply with order of health authority or chief of police.

(a) Whenever any person shall have been duly notified to remove any of the substances mentioned in this article, or to perform any other act or thing which it may be his duty to perform for the preservation of the health of the City and the time limit for the performance of such duty shall have elapsed without a compliance of such notice, the chief of police or health authority shall forthwith cause such substance to be removed at the expense of the person so notified. The chief of police or health authority shall cause all persons who shall violate or disobey any provision of this article to be prosecuted and punished.

*Paul Smith
1/15/87*

*Dutton
Columbus*



CITY OF PORTLAND, MAINE

369 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5453

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

April 13, 1988

Austin & Ann McIntyre
Birch Knolls
Cape Elizabeth, Maine 04107

Re: 469 Cumberland Ave. 36-F-17
Entire

Dear Mr. & Mrs. McIntyre:

As owner or agent of the property located at 469 Cumberland Avenue, Portland, Maine, you are hereby notified that as the result of a recent inspection, the entire building is hereby declared unfit for human occupancy. Under terms of Article V, Section 6-120, you must take immediate steps to vacate the building, and it is to be kept vacant until requirements on enclosed list are met. You are ordered to commence legal eviction proceedings no later than April 22, 1988. Social Services and Refugee Resettlement have been notified of this posting.

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.

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 Hoffses
Chief of Inspection Services



Burton MacIsaac, Code Enforcement Officer (6)

BM/jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 14, 1988

Mr. Roycroft
469 Cumberland Avenue
Portland, Maine 04101

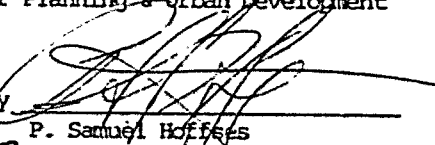
Re: 469 Cumberland Avenue 36-F-17

Dear Mr. Roycroft:

A recent inspection by Code Enforcement Officer Burton MacIsaac of the apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Austin & Ann McIntyre has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By 
P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer -

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 13, 1988

Vong Soeung
469 Cumberland Avenue
Portland, Maine 04101

Re: 469 Cumberland Avenue 36-F-17

Dear Tenant:

A recent inspection by Code Enforcement Officer Burton MacIsaac of the apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent Austin & Ann McIntyre has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By 
P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer - B. MacIsaac (6)

jmr



C M.F

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 13, 1988

Chouk Lou
469 Cumberland Avenue
Portland, Maine 04101

Re: 469 Cumberland Ave. 36-F-17

Dear Tenant:

A recent inspection by Code Enforcement Officer Burton MacIsaac of the apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Austin & Ann McIntire has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By 
P. Samuel Hoffas
Chief of Inspection Services


Code Enforcement Officer -

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 13, 1988

Tout Ran
469 Cumberland Ave.
Portland, Maine 04101

Re: 469 Cumberland Ave. 36-F-17

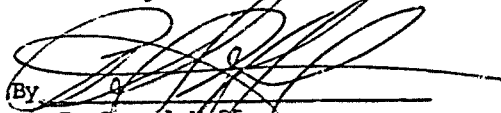
Dear Tenant:

A recent inspection by Code Enforcement Officer Burton M. Isaac of the apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Austin & Ann McIntyre has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

(By)


P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - B. MacIsaac (6)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 13, 1988

Tim Ran
469 Cumberland Avenue
Portland, Maine 04101

Re: 469 Cumberland Ave. 36-F-17

Dear Tenant:

A recent inspection by Code Enforcement Officer Burton MacIsaac of the apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Ausrin & Ann McIntyre has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By _____
P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - B. MacIsaac (6)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 13, 1988

Chrik-Chay
469 Cumberland Avenue
Portland, ME 04101


Re: 469 Cumberland Ave. 36-F-17

Dear Tenant:

A recent inspection by Code Enforcement Officer Burton MacIsaac of the apartment you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Austin & Ann McIntyre has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By 
P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer - E. MacIsaac (6)

jnr

IN ENCL

SIGNATURES

SPACES AND DATE



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

Date: 4/12/88
Austin & Anna McIntyre
Birch Knolls
Cape Elizabeth, Me 04107

Re:

A recent inspection done at 469 Cumberland Ave.
revealed violation(s) of the Life Safety Code as indicated below:

Fire escape stairs must terminate at grade level. The use of ladders is forbidden. Living section stairs may be used only if land is not available to carry them to grade level.

Each apartment unit shall be equipped with an approved smoke detector powered by the house current (direct wired).

Any apartment unit of more than twelve (12) units shall be provided with an approved automatic smoke and heat detection system.

All vertical openings (stairways, chutes, elevators, dumb waiters, etc.) shall be enclosed with construction having a fire rating of at least one (1) hour. Door shall be 20 minutes fire rated and equipped with an approved door closer.

The boiler room shall be enclosed with one (1) hour fire rated construction including fire doors and ceiling or, a "quick responding" residential sprinkler head placed on each (2) side of the boiler and supplied from the domestic water source.

Each apartment unit is required to have access to two (2) separate, remote and approved exits.

Miscellaneous: *Serious Electrical Problems*

These violations have a direct effect on the safety of the occupants, therefore, a prompt response from you is expected. Please contact this office as soon as possible with your plan of correction. Be advised that a Building Permit will be required for most of this work.

Respectfully,

J. E. John R. Dobrowski

cc. Rick Russo
cc. Chief Sam Hoffses



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: February 1, 1990

Austin McIntyre
c/o Anna Purlis, Manager
58 Congress Street
Portland, ME 04101

(PARKSIDE)

RE: 469 Cumberland Ave. 48-F-23

Dear Sir:

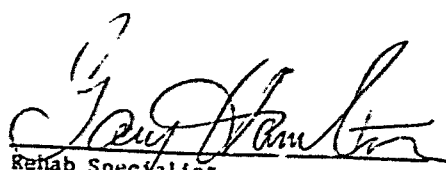
We recently did a follow-up inspection of a previous inspection done by
Merlin Leary, Code Enforcement Officer at the above address on
November 9, 1989. Listed below are the items that have not been
corrected:


(SEE ATTACHED LIST)

The above mentioned conditions are in violation of Article 5 of the
Municipal Code of the City of Portland, Maine, and must be corrected on or
before February 16, 1990.

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 and Urban Development


Rehab Specialist
Neighborhood Conservation Program

By 
P. Samuel Hoffses
Chief of Inspection Services

jmr

HOUSING INSPECTION REPORT

OWNER: Austin McIntyre

LOCATION: 469 (Waterland) Ave. 4B F 21

CODE ENFORCEMENT OFFICER: Merlin Leary for Kevin Carroll (6)

HOUSING CONDITIONS DATED: November 9, 1989 EXPIRES: January 9, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

- | | <u>SEC. (S)</u> |
|---|-----------------|
| * 1. INTERIOR CELLAR CEILING - inoperative light fixture. | 113-5 |
| * 2. INTERIOR OVERALL CELLAR - friable asbestos. | 116-6 |
| 3. INTERIOR CELLAR FURNACE FLUE - excessive soot. | 114-1 |
| 4. INTERIOR SECOND FLOOR FRONT HALL STAIRWAY WALL - loose switch box. | 113-5 |
| * 5. INTERIOR THIRD FLOOR FRONT HALL WINDOW - missing glass. | 108-3 |
| 6. INTERIOR THIRD FLOOR FRONT HALL WINDOW - missing storm & screen. | 108-3 |
| 7. EXTERIOR FRONT PORCH FLOOR - loose and broken deck. | 108-4 |
| * 8. EXTERIOR RIGHT FRONT CHIMNEY - loose bricks and cap. | 114-1 |
| * 9. EXTERIOR RIGHT FIRE ESCAPE - missing stairs (illegal). | 116-2 |
| 10. INTERIOR FIRST FLOOR FRONT - LIVING ROOM AND BEDROOM WINDOWS - missing storm and screen. | 108-3 |
| 11. INTERIOR FIRST FLOOR FRONT HALL DOOR - broken panel. | 108-3 |
| 12. INTERIOR FIRST FLOOR REAR - KITCHEN, BEDROOM, LIVING ROOM windows - missing storms and screens. | 108-3 |
| 13. INTERIOR FIRST FLOOR REAR - BEDROOM CEILING - broken tile. | 108-7 |
| * 14. INTERIOR FIRST FLOOR REAR HALL CEILING - leaking conditions. | 108-2 |
| 15. EXTERIOR LEFT MIDDLE FOUNDATION - missing mortar. | 108-2 |
| 16. INTERIOR SECOND FLOOR REAR - LIVING ROOM WINDOW - missing storm. | 108-3 |
| 17. INTERIOR SECOND FLOOR REAR - KITCHEN DOOR - obstructed exit. | 116-2 |
| 18. INTERIOR SECOND FLOOR FRONT - BATHROOM CEILING - buckled tiles. | 108-2 |
| 19. INTERIOR SECOND FLOOR FRONT - BATHROOM CEILING - leaking conditions. | 108-2 |
| * 20. INTERIOR THIRD FLOOR REAR HALL CEILING - leaking conditions. | 108-2 |
| 21. INTERIOR THIRD FLOOR REAR HALL CEILING - broken plaster. | 108-2 |
| * 22. INTERIOR THIRD FLOOR REAR - KITCHEN, BEDROOM, LIVING ROOM, BATHROOM - windows - missing storms and screens. | 108-3 |
| * 23. INTERIOR THIRD FLOOR REAR BEDROOM WINDOW - broken glass. | 108-3 |

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

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 11, 1982

T.R. Realty
743 Broadway
So. Portland, ME 04106

Re: 469 Cumberland Ave/Apt #3
CBL #: 048-F-023
DU: 6

Dear Sir,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the vacant apartment is hereby declared unfit for human occupancy.


The above mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon:

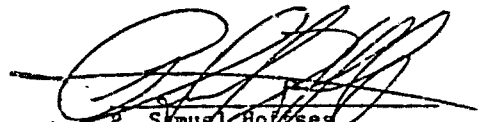
Article v Section 6-120

(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested 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 apartment without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

Sincerely,


Marland Wing
Code Enforcement Officer


S. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 11, 1992

T.R. Realty
743 Broadway
So. Portland, ME 04106

Re: 469 Cumberland Ave
CBL #: 048-F-023
DU: 6


Dear Sir


We recently received a complaint and an inspection was made of the property owned by you at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- | | |
|--|-------|
| 1. Ext 1st fl - Front Stairs - Missing Lattice | 108-4 |
| 2. Ext 1st fl - Front Porch - Missing Balusters | 108-4 |
| 3. Ext 2nd fl - Front Trim - Missing Siding | 108-2 |
| 4. Ext 1st/2nd fls - Front Trim - Peeling Paint | 108-2 |
| 5. Ext - Front Cellar Window - Broken Glass | 108-3 |
| 6. Ext - Rear Cellar Window - Broken Glass | 108-3 |
| 7. Ext - 2nd/3rd fls - Right Fire Escape - Illegal | 116-2 |
| 8. Ext - 1st fl - Left Rear Stairs - Sagging/Broken Treads | 108-4 |
| 9. Ext - Left Middle Foundation - Missing Mortar | 108-2 |
| 10. Ext - Left - Trash and Debris | 109-4 |
| 11. Int - 2nd fl - Front Hallway - Missing Handrail | 108-4 |

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days of receipt of this letter. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Marland Wing
Code Enforcement Officer


S. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 11, 1992

T.R. Realty
743 Broadway
So. Portland, ME 04106

Re: 469 Cumberland Ave/Apt #1
CBL #: 048-F-023
DU: 6

Dear Sir,


During a recent inspection of the property owned by you at the above referred property, it was noted that smoke detectors were missing/inoperable in some locations.

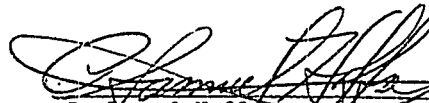
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 4, 1992

T.R. Flannery
P.O. Box 6
Westbrook, ME 04098

Re: 469 Cumberland Ave
CBL #: ~~048-F-023~~ 036-F-017
DU: 6


Dear Sir,


We recently received a complaint and an inspection was made of the property owned by you at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. Trash in 2nd floor rear apartment and front hall 109-4
2. Broken front and rear doors - 2nd floor 108-3
3. Leaking wasteline in kitchen sink 111-3

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 4, 1992

T.F. Flannery
P.O. Box 6
Westbrook, ME 04098

Re: 469 Cumberland Ave
2nd fl/Rear Apt
CBL #: 048-F-023 036-F-017
DU: 6

Dear Sir,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the vacant unit is hereby declared unfit for human occupancy.

The above mentioned unit is to be kept vacant so long as the following conditions continue to exist thereon:

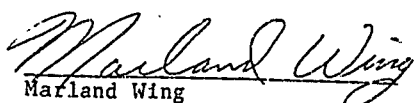
Article v Section 6-120

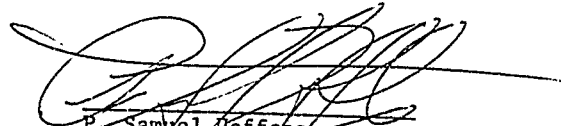
(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned unit without the written consent of the Health Officer or his agent, certifying that the condition has 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 doors and windows and other openings at all levels of the structure. You are ordered to do this on or before August 7th, 1992, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

Sincerely,


Marland Wing
Code Enforcement Officer


Samuel P. Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 17, 1993

George Klem
61 Beehill Rd
Williamstown, MA 02167

Re: 469 Cumberland Ave
CBL: 036-F-017
DU:

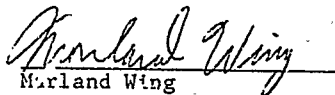
Dear Mr. Klem,

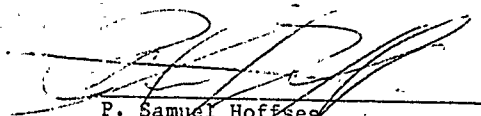
We recently received a complaint and an inspection was made at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. Ext - 2nd fl/front - Loose Hanging Trim 108--2

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

n the opinion of the health authority, it shall be for the comfort of the inhabitants of the City that any particular should be removed forthwith and without delay, it shall be his se the same to be removed accordingly. If the substances relating to this article, or of any of the laws, regulations, isolation of the health of the City, then the expense of same shall be paid by the owner or occupant of the house, or ere the same was found, and if payment be refused on demand chief of police, it shall be sued for in the name of the 58, § 306.4.)

his matter would be greatly appreciated.

P 032 224 691

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

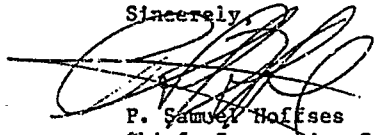
* U.S.G.P.O. 1984-466-014 PS Form 3800, Feb. 1982	Sent to	Austin McIntyre
	Street and No.	Birch Knolls
	P.O., State and ZIP Code	Cape Eliz., ME 04107
	Postage	\$
	Certified Fee	
	Special Delivery Fee	
	Restricted Delivery Fee	
	Return Receipt Showing to whom and Date Delivered	
	Return receipt showing to whom, Date, and Address of Delivery	
	TOTAL Postage and Fees	\$
Postmark or Date		

Re: 469 Cumb. Ave. - Rubbish Letter (JMR)

(b) If, in the opinion of the health authority, it shall be for the health or comfort of the inhabitants of the City that any particular substance should be removed forthwith and without delay, it shall be his duty to cause the same to be removed accordingly. If the substances existed in violation of this article, or of any of the laws, regulations, or ordinances relating to the health of the City, then the expense of removing the same shall be paid by the owner or occupant of the house, or other place where the same was found, and if payment be refused on demand therefor by the chief of police, it shall be sued for in the name of the City. (Code 1963, § 306.4)

Your assistance in this matter would be greatly appreciated.

Sincerely,



P. Samuel Hoffses
Chief, Inspection Services

/ksc

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 8, 1993

George Klemm
61 Bee Hill Rd
Williamstown, MA 01267

T.R. Flannery
P.O. Box 6
Westbrook, ME 04098

Re: 469 Cumberland Ave
CBL: 036-F-017
DU: 6

Dear Mr. Klemm,

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the occupied apartments (first floor rear, second floor front, third floor rear) are hereby declared unfit for human occupancy.

The above mentioned apartments are to be vacated and kept vacant so long as the following conditions continue to exist thereon.

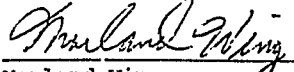
Article v Section 6-120

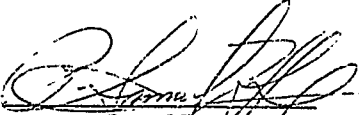
- (1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned apartments without the written consent of the Health Officer or his/her agent.

Note: The front apartment on the third floor was previously posted on June 11, 1992, and the rear apartment on the second floor was previously posted on August 4, 1992. Neither of these apartments have been released from posting.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 8, 1993

Tenant
469 Cumberland Ave
Second Floor Front Apt
Portland, ME 04101


Re: 469 Cumberland Ave
CBL: 036-F-017
DU: 6


Dear Tenant,

A recent inspection of the apartment (second floor front) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, George Klemm, has been notified of the above mentioned condition and have been directed to take immediate steps to vacant the apartment.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 8, 1993

Tenant
469 Cumberland Ave
First Floor Rear Apt
Portland, ME 04101


Re: 469 Cumberland Ave
CBL: 036-F-017
DU: 6

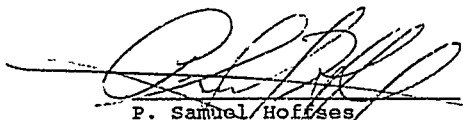
Dear Tenant,

A recent inspection of the apartment (first floor rear) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, George Klemm, has been notified of the above mentioned condition and have been directed to take immediate steps to vacant the apartment.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



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Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 8, 1993

Tenant
469 Cumberland Ave
Second Floor Rear Apt
Portland, ME 04101

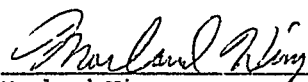
Re: 469 Cumberland Ave
CBL: 036-F-017
DU: 6

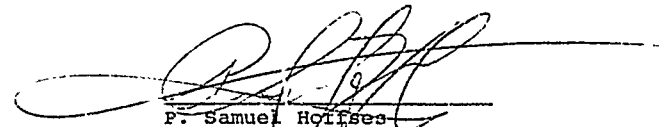
Dear Tenant,

A recent inspection of the apartment (second floor rear) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, George Klemm, has been notified of the above mentioned condition and have been directed to take immediate steps to vacant the apartment.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 8, 1993

Tenant
469 Cumberland Ave
Third Floor Rear Apt
Portland, ME 04101

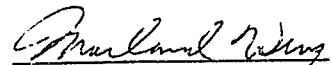
Re: 469 Cumberland Ave
CBL: 036-F-017
DU: 6

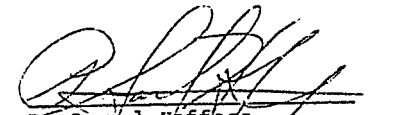
Dear Tenant,

A recent inspection of the apartment (third floor rear) that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, George Klemm, has been notified of the above mentioned condition and have been directed to take immediate steps to vacate the apartment.

Sincerely,


Marland Wing
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 13, 1995

RAY KENNETH
502 STEVENS AVE
PORTLAND ME 04103

Re: 469 Cumberland Ave
CBL: 036- - F-017-001-01
DU: 6

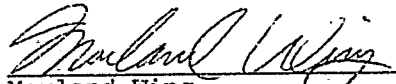
Dear Mr. Ray:


This is to inform you, as owner or agent of the property located at the above referenced address, that we have released the three apartments (1st flr, R; 2nd flr, F; 3rd flr, R) from posting.

Therefore, you may rent these apartments to others or occupy them yourself.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 09, 1996

RAY KENNETH S
47 PORTLAND ST
PORTLAND ME 04101

Re: 469 CUMBERLAND AVE
CBL: 036- - F-017-001-C1
DU: 6

Dear Mr. Ray:

The Housing Inspection 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 - 1ST FLR - LEFT - WINDOWS
STORMS & SCREENS ARE MISSING | 108.30 |
| 2. INT - 1ST FLR - FRONT HALL
WALL HAS A LOOSE LIGHT SWITCH | 113.50 |

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,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Enfc. Offc./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 13, 1995

RAY KENNETH
502 STEVENS AVE
PORTLAND ME 04103

Re: 469 Cumberland Ave
CBL: 036- - F-017-001-01
DU: 6

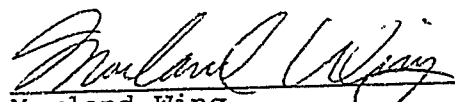
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Sincerely,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 09, 1996

RAY KENNETH S
47 PORTLAND ST
PORTLAND ME 04101

Re: 469 CUMBERLAND AVE
CBL: 036- - F-017-001-01
DU: 6

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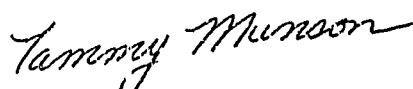
- | | |
|---|--------|
| 1. EXT - 1ST FLR - LEFT - WINDOWS
STORMS & SCREENS ARE MISSING | 108.30 |
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WALL HAS A LOOSE LIGHT SWITCH | 113.50 |

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Sincerely,


Marland Wing
Code Enforcement Officer


Tammy Munson
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