

P 032 225 152

**RECEIPT FOR CERTIFIED MAIL**

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Re: 7-9 Cleaves St. - A. Addato - Housing

\* U.S.P.O. 1984-448-014

PS Form 3900, Feb 1982

Sent to	
Roland Bennett	
Street and No.	
P.O. Box 373	
P.O. State and ZIP Code	
Portsmouth, N.H. 03801	
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	



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

May 24, 1989

Roland Bennett  
P. O. Box 373  
Portsmouth, N. H. 03801

Re: 7-9 Cleeves St.

Dear Mr. Bennett:

As owner or agent of the property located at 7-9 Cleeves Street,  
Portland, Maine, you are hereby notified that as the result of a recent (inspection ~~xxx~~  
~~file~~), the 1st, 2nd, 3rd Fl. Apts. (~~xxx~~ are) hereby declared unfit for  
human occupancy.

You must take immediate steps to vacate the Entire Building

and (it or they) is/are to be kept vacant so long as the following conditions continue  
to exist thereon. You are ordered to commence legal eviction proceedings no later than  
immediately.

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary  
and 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  
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

Arthur Addato  
Code Enforcement Officer - (7)

jmr

P 732 225 153

RECEIPT FOR CERTIFIED MAIL

See Reverse

Sent to <b>Arthur Rukey</b> 7-9 Cleaves St., Apt. #1 Portland, ME 04101	Rec: 7-9 Cleaves St., Apt. #1 A. Midway - Housing
Postage \$	
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing Date and Address of Delivery	
Return Receipt Showing Date and Address of Delivery	
TOTAL Postage and Fees \$	
Postmark Date	

PS Form 3800, Feb 1982  
 GPO 1984-460-4

PS Form 3811, July 1981 447-845

**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.

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

3. Article Addressed to:  
**Arthur Rukey**  
**7-9 Cleaves St., Apt. #1**  
**Portland, ME 04101**

4. Type of Service:	Article Number
<input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail	<input type="checkbox"/> Insured <input type="checkbox"/> COD <b>2251153</b>

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

5. Signature - Addressee  
 X *Arthur Rukey*


6. Signature - Agent  
 X

7. Date of Delivery  
 FEB 25 1982

8. Addressee's Address (if required and fee paid)  
 7-9 Cleaves St., Apt. #1, Portland, ME 04101

DOMESTIC RETURN RECEIPT

Rec: 7-9 Cleaves St., Apt. #1, A. Midway - Housing





# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

May 24, 1989

Arthur Rukey  
7-9 Cleeves Street  
Portland, ME 04101

Re: 7-9 Cleeves St. - 1st. Fl. Apt.

Dear Sir:

A recent inspection by Code Enforcement Officer Arthur Addato of the 1st. Floor 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, Roland Bennett 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 Hoffnes  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

jmr

P 032 225 154  
**RECEIPT FOR CERTIFIED MAIL**

NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3811, July 1983 4-47-84S  
 PS Form 3840, Feb. 1982  
 PO 1984-46-014

Sent to <u>Deborah Valley</u> <u>7-9 Cleevics St.</u>	
State and ZIP Code <u>Portland, ME 04101</u>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Registered 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: 7-9 Cleevics St. - A. Addato - Insurance

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

For 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 boxes for services requested.

1.  Show to whom, date and address of delivery

2.  Restricted Delivery

3. Article Addressed to:  
Deborah Valley  
7-9 Cleevics St.  
Portland, ME 04101

4. Type of Service: Article Number  
 Registered  Insured  
 Certified  COD  
 Express Mail  
 225 154

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

5. Signature - Addressee  
 X Deborah Valley

6. Signature - Agent  
 X William D. Johnson

7. Date of Delivery  
5-25-85

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

7-9 Cleevics St. - A. Addato - Insurance



DOMESTIC RETURN RECEIPT



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

May 24, 1989

Deborah Valley  
7-9 Cleeves Street  
Portland, ME 04101

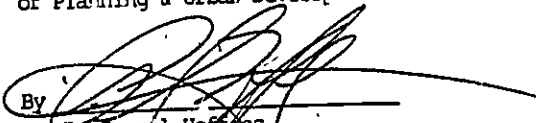
Re: 7-9 Cleeves Street - 2nd. Fl. Apt.

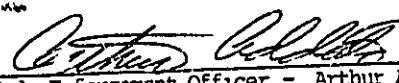
Dear Ms. Valley:

A recent inspection by Code Enforcement Officer Arthur Addato of the 2nd. Floor 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, Roland Bennett 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 - Arthur Addato (7)

jmr

P 032 225 155

**RECEIPT FOR CERTIFIED MAIL**  
NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

PS Form 3811, July 1983 447945

Sent to <b>June Valley</b>	
Street and No. <b>3rd Fl. Apt.</b> <b>7-9 Cleeves St</b>	
P.O. State and ZIP Code <b>Portland, ME 04101</b>	
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	

PS Form 3803, Feb. 1982

U.S.G.P.O. 1982-446-014

Reg. 7-9 Cleeves St. - A. Addato - Housing

**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:  
**June Valley  
3rd. Floor Apartment  
7-9 Cleeve Street  
Portland, ME 04101**

4. Type of Service: Article Number  
 Registered  Insured  
 Certified  COD **225 155**  
 Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee  
X *June Valley*

6. Signature - Agent  
X

7. Date of Delivery  
**5-25**

8. Addressee's Address (U.S. Post Office use only)

DOMESTIC RETURN RECEIPT

PS Form 3811, July 1983 447945

Reg. 7-9 Cleeves St. - A. Addato - Housing





# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

May 24, 1989

June Valley  
3rd. Floor Apartment  
7-9 Cleeve Street  
Portland, ME 04101

Re: 7-9 Cleeves Street - 3rd. Fl. Apt.

Dear Ms. Valley:

A recent inspection by Code Enforcement Officer Arthur Addato of the 3rd. Floor 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, Roland Bennett 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 Hoffees  
Chief of Inspection Services

  
Code Enforcement Officer - Arthur Addato (7)

jmr





# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

5-24-89

Roland Bennett  
P.O. Box 373  
Portsmouth, N.H. 03801

Re: 7-9 Cleaves St.

Dear

As owner or agent of the property located at 7-9 Cleaves St.,  
Portland, Maine, you are hereby notified that as the result of a recent (inspection or  
fire), the 1-2-3 FL/APTS (are) are hereby declared unfit for  
human occupancy.

You must take immediate steps to vacate the Entire Bldg.

and (it or they) is/are to be kept vacant so long as the following conditions continue  
to exist thereon. You are ordered to commence legal eviction proceedings no later than

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary  
and 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  
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

Caldato  
Code Enforcement Officer -

jmc

*Vacato Notice:*

- 1-F- Arthur Rukey*
- 2- - Deborah Valley*
- 3- June Valley*



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

## NOTICE OF HOUSING CONDITIONS

DU: 3  
CHART-BLOCK-LOT - 13-F-2  
LOCATION: 7-9 Cleeves Street

DISTRICT: 7  
ISSUED: May 30, 1989  
EXPIRES: July 30, 1989

Roland Bennett  
P. O. Box 373  
Portsmouth, N.H. 03801

Dear Mr. Bennett:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 7-9 Cleeves Street by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before July 30, 1989. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

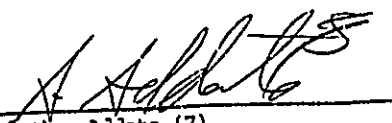
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director  
Planning & Urban Development

By:   
P. Samuel Hoffses  
Chief of Inspection Services

  
Arthur Addato (7)  
Code Enforcement Officer

Attachments

HOUSING INSPECTION REPORT

OWNER: Roland Bennett

LOCATION: 49 Cleaves St. 13-F-2

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: May 30, 1989

EXPIRES: July 30, 1989

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. EXTERIOR 1ST., 2ND., 3RD. FLOORS - rear hall - rubbish and debris	109-4
2. EXTERIOR 1ST., 2ND., 3RD. FLOORS - rear hall stairs - obstructed egress.	116-2
3. EXTERIOR 1ST. FLOOR - rear hall wall - missing switch plate.	113
4. EXTERIOR CELLAR STAIRWAY - wall - missing switch plate.	113
5. EXTERIOR CELLAR STAIRWAY - wall - exposed wires.	113
6. EXTERIOR CELLAR STAIRWAY - exposed wires - missing covers.	113
7. EXTERIOR 1ST., 2ND., 3RD. FLOORS - rear hall ceiling - inoperative light fixtures.	113
8. EXTERIOR 1ST., 2ND., 3RD. FLOORS - rear hall floors - animal waste.	109-4
9. EXTERIOR CELLAR STAIRWAY WALL - missing plaster.	116-2
10. EXTERIOR CELLAR - overall cellar floor - excessive debris.	109-4
11. EXTERIOR CELLAR - front, middle, rear furnaces - excessive debris near furnace.	114-2
12. EXTERIOR REAR YARD - excessive debris.	109-4
13. INTERIOR FIRST FLOOR, APT. #1 - kitchen bathroom ceiling - missing plaster, damaged ceiling.	108-2
14. INTERIOR FIRST FLOOR, APT. #1 - bathroom ceiling - inoperative vent.	112
15. INTERIOR FIRST FLOOR, APT. #1 - middle bedroom, left middle bedroom ceilings - inoperative light fixtures.	113
16. INTERIOR FIRST FLOOR, APT. #1 - overall dwelling unit windows - loose sashes and missing storm windows.	108-3
17. INTERIOR FIRST FLOOR, APT. #1 - overall dwelling unit - infestation of roaches, fleas and mice.	109-5
18. INTERIOR FIRST FLOOR, APT. #1 - overall dwelling unit - general clean up.	109-4
19. INTERIOR SECOND FLOOR, APT. #2 - overall dwelling unit - infestation of roaches, fleas and mice.	109-5
20. INTERIOR SECOND FLOOR, APT. #2 - bathroom ceiling - clean vent.	112
21. INTERIOR SECOND FLOOR, APT. #2 - overall dwelling unit windows - loose, damaged sashes and missing storm windows.	108-3
22. INTERIOR SECOND FLOOR, APT. #2 - dining room wall - exposed wiring.	113
23. INTERIOR SECOND FLOOR, APT. #2 - bathroom radiator - leaking.	114-2
24. INTERIOR SECOND FLOOR, APT. #2 - dining room radiator - inoperative.	114-2
25. INTERIOR SECOND FLOOR, APT. #2 - left rear living room ceiling - missing, sagging plaster.	108-2
26. INTERIOR THIRD FLOOR, APT. #3 - kitchen ceiling - inoperative light fixture.	113
27. INTERIOR THIRD FLOOR, APT. #3 - kitchen door (egress) - damaged/inoperative door.	116-2
28. INTERIOR THIRD FLOOR, APT. #3 - kitchen ceiling - leaks.	108-2
29. INTERIOR THIRD FLOOR, APT. #3 - overall dwelling unit windows - loose, damaged sashes and missing storm windows.	108-3

INOPERATIVE SMOKE DETECTORS - Apartments 1, 2, 3.



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

Date: May 20, 1989

Roland Bennett  
P. O. Box 373  
Portsmouth, N. H. 03801

Re: Smoke Detectors

Dear Mr. Bennett:

During a recent inspection of the property owned by you at 7-9 Cleaves Street, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

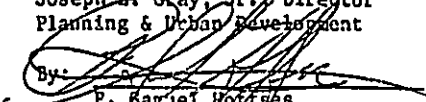
25 M.R.S.A. 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up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

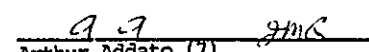
Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

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 yours,

Joseph E. Gray, Jr., Director  
Planning & Urban Development

By:   
P. Samuel Hoffses  
Chief of Inspection Services

  
Arthur Adato (7)  
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

CITY OF PORTLAND  
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 5-24-89 Complaint  5 year  Fire  Inspector's Name Albeto Dist. 7

Property Address: 7-9 Claves St. C-B-L: \_\_\_\_\_ Legal Units: 3 Exist. Units: 3 Stories: 3

Owner or Agent Rolando Bennett Stand. Ist: \_\_\_\_\_ N.O.H.C.  L.O.D. \_\_\_\_\_  
Address P.O. Box 373 - Portsmouth, N.H. 03801

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
16		X	1	1	OA/DU/WI	LO/OA-SASH-MI/STORM-WI	108.3
17		X	1	1	OA/DU	INFEST. - ROACHES-FLEAS-MICE	109.5
18		X	1	1	OA/DU	GENERAL-CLEAN-UP	109.4
19		X	2	2	OA/DU	INFEST. - ROACHES-FLEAS-MICE	109.5
20		X	2	2	BA/CL	CLEAN-VENT	112
21		X	2	2	OA/DU/WI	LO/OA/SASH-MI/STORM-WI	108.3
22		X	2	2	DI/WA	EXPOSED-WIRING	113
23		X	2	2	BA/RADIATOR	LEAKING	114.2
24		X	2	2	DI/RADIATOR	INOP.	114.2
25		X	2	2	LER-LI/CL	MI/SAGGING-PLASTER	108.2
26		X	3	3	KI/CL	INOP. - LI-FIXTURE	113
27		X	3	3	KI/DO (EGRESS)	DA/INOP. DOOR	116.2
28		X	3	3	KI/CL	LEAK	108.2
29		X	3	3	OA/DU/WI	LO/OA-SASH-MI/STORM-WI	108.3
					INOP. SMOKE DETECTORS-APIS	1-2-3	



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

Date: September 10, 1991

Comprehensive Foreclosure Service  
Attention: Ruth Worthy  
P.O. Box 27519  
Washington, D. C. 20038

3 DU.

Re: 7-9 Cleaves Street, Portland, Maine  
13-F-2

Dear Sir:

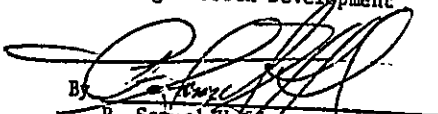
As owner or agent of the above referred property, you are hereby notified that as a result of it's opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before IMMEDIATELY.

If you have any questions regarding this action, you may contact this office by calling 874-8300.

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

  
By P. Samuel Hobbes,  
Chief of Inspection Services

  
Merlin Leary C.E.O.  
Merlin Leary



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

Date: August 27, 1991

Home Owners Savings Bank  
21 Milk St.  
Boston, Mass. 02109

Re: 7-9 Cleaves Street 13-F-2

Dear Sir:

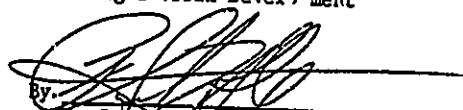
As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before September 6, 1991.

If you have any questions regarding this action, you may contact this office by calling 84-8300.

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

  
By: P. Samuel Hoffmann,  
Chief of Inspection Services

  
Merle Leary C.E.O.





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: April 19, 1991

Roland Bennett  
P.O. Box 373  
Portsmouth, N.H. 03801

RE: 9 Cleeve St.

Dear Sir:

An inspection has been made of the above referenced property. Trash, garbage, junked furniture, etc. provide rodent attraction/harborage, and is a serious violation of the City of Portland Municipal Codes, and must be removed from front, side, and rear areas of the above referenced property and properly disposed of on or before April 30, 1991. Trash for collection is not to be placed curbside prior to 6 p.m. on day preceding scheduled pick up. Tenants are to be instructed in this requirement.

Code Enforcement Officer  
Mark Mitchell

/el  
4/17/90



Inspection Services  
Samuel P. Hoffses  
Chief

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

March 26, 1992

Comprehensive Foreclosure Service  
Attn: Ruth Worthy  
P.O. Box 27519  
Washington, D.C. 20038

Re: 7-9 Cleaves St.  
CBL #: 13-F-2  
DU: 3

Dear Ms. Worthy,

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/fire, the occupied/vacant structure is hereby declared unfit for human occupancy.

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

Article V Section 6-120(2)

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned property without the written consent of the Health Officer or his agent, certifying that the conditions have 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 April 6, 1992, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

Sincerely,

*Merle Leary*  
Merle Leary  
Code Enforcement Officer

*Samuel P. Hoffses*  
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

April 3, 1992

Ruth Worthy  
Comprehensive Foreclosure Service  
P.O. Box 27519  
Washington, D.C. 20038

Re: 7-9 Cleaves St  
CBL: 013-F-002  
DU: 3

Dear Sir,


A re-inspection at the above noted property was made on April 3, 1992 by Code Enforcement Officer Merle Leary.


This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated March 26, 1992.

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.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: January 10, 1989

DU: 3

Housing Inspections Division  
Telephone: 775-5451 - Extension 311

Mr. Roland Bennet  
c/o East Coast Enterprises  
P. O. Box 373  
Portsmouth, N. H. 03801

RE: Premises located at 7-9 Cleaves Street 13-F-2

Dear Mr. Bennet:

A re-inspection of the premises noted above was made on January 10, 1989  
by Code Enforcement Officer Arthur Addato.

This is to certify that you have complied with our request to correct the  
violation(s) of the Municipal Code relating to housing conditions as  
described in our "Notice of Housing Conditions" dated November 13, 1985.

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 Jan. 1994.

Sincerely yours,

Joseph E. Gray, Jr., Director,  
Planning & Urban Development

By P. Samuel Hoffses  
Pt. Samuel Hoffses,  
Chief of Inspection Services

Arthur Addato  
Arthur Addato (7)  
Code Enforcement Officer

jmr

OK

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Mr. Roland Bennet  
c/o East Coast Enterprises  
P.O. Box 373  
Portsmouth, N.H. 03801

Dear Mr. Bennet:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 7-9 Cleeves Street by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before December 13, 1985. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director  
Planning & Urban Development

By: [Signature]  
P. Samuel Hoffses  
Chief of Inspection Services

[Signature]  
Code Enforcement Officer - Arthur Addato (7)

Attachments

jmr

COC  
1-10-85  
OK

DJ 3

CH. 13 BLK. F LOT 2

LOCATION: 7-9 Cleeves St.

PROJECT: NCP-EE  
ISSUED: November 13, 1985  
EXPIRES: December 13, 1985

HOUSING INSPECTION REPORT

OWNER: Mr. Roland Bennet

LOCATION: 7-9 Cleaves St. 13-F-2 EF

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: November 13, 1985 EXPIRES: December 13, 1985

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.

SEC. (S)

- 5/12 \*1. FIRST, SECOND & THIRD FLOORS REAR HALLS - floors - rubbish and debris. 109-4
- 5/12 \*2. FIRST, SECOND & THIRD FLOORS FRONT HALL - floors - rubbish and debris. 109-4
- 6/11 \*3. FIRST, SECOND & THIRD FLOORS FRONT HALL - wall - missing plaster. 108-2
- 10/11 \*4. FIRST, SECOND & THIRD FLOORS FRONT HALL - stairs - missing balusters. 108-4
- 10/11 \*5. FIRST, SECOND & THIRD FLOORS REAR HALL - damaged treads. 108-
  
- FIRST FLOOR OVERALL
- 6. LEFT FRONT BEDROOM - ceiling - cracked and sagging plaster. 108-2
- 7. MIDDLE BEDROOM - ceiling - cracked and sagging plaster. 100-2
- 8. FRONT CELLAR - furnace - inoperative. 214-2
- \*9. OVERALL DWELLING UNIT - infestation - roaches. 109-5
  
- SECOND FLOOR OVERALL
- 10. OVERALL DWELLING UNIT - infestation - roaches. 109-5
- 5/12/85 \*11. BATHROOM - ceiling - missing plaster and tile. 109-2
- \*12. BATHROOM - ceiling - damaged light fixture. 113-
- \*13. KITCHEN - floor - damaged. 100-2
- \*14. DINING ROOM - ceiling - cracked, sagging, missing plaster. 100-2
- \*15. KITCHEN - ceiling - cracked, sagging, missing plaster. 108-2
  
- THIRD FLOOR OVERALL
- 16. FRONT BEDROOM - ceiling - cracked and sagging plaster. 108-2
- 17. LEFT FRONT BEDROOM - ceiling - missing plaster. 100-2
- 18. DINING ROOM - wall - missing plaster. 100-2
- 19. MIDDLE BEDROOM - ceiling - cracked and sagging plaster. 100-2
- 1-2098 \*20. KITCHEN - wall - missing flue cover. 114-1
- \*21. BATHROOM - toilet - inoperative flush. 111-1
- \*22. MIDDLE BEDROOM - ceiling - damaged light fixture. 115-
- \*23. LEFT FRONT BEDROOM - wall - damaged duplex outlet. 113-
- \*24. FRONT BEDROOM - ceiling - illegal wiring. 113
- \*25. MIDDLE BEDROOM - ceiling - exposed wiring. 113
- \*26. LIVING ROOM - ceiling - exposed wiring. 113
- \*27. LIVING ROOM - ceiling - missing light fixture. 113
- \*28. FRONT BEDROOM - wall - missing duplex outlet cover. 113
- \*29. DINING ROOM - wall - missing duplex outlet cover. 113
- \*30. OVERALL DWELLING UNIT - infestation - roaches. 109-5

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



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

November 13, 1985

Mr. Roland Bennet  
c/o East Coast Enterprises  
P. O. Box 373  
Portsmouth, N. H. 03801

Re: 7-9 Cleeves St. NCP-EF 13-P-2

Dear Mr. Bennet:

As owner or agent of the property located at 7-9 Cleeves Street,  
Portland, Maine, you are hereby notified that as the result of a recent (inspection on  
11/13/85), the 1st., 2nd., & 3rd. Fl. Apts. (is or are) hereby declared unfit for  
human occupancy.

You must take immediate steps to vacate the entire building  
and dwelling units on the 1st., 2nd. & 3rd. Fl.

and (it or they) ~~is~~/are to be kept vacant so long as the following conditions continue  
to exist thereon. You are ordered to commence legal eviction proceedings no later than  
November 22, 1985.

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary  
and 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  
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

P. Samuel Hoffses,  
Chief of Inspection Services

Code Enforcement Officer - Arthur Addato (7)

jmr





CITY OF PORTLAND

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

November 13, 1985

OK  
7-11-86  
aa

Mr. Roland Bennet  
c/o East Coast Enterprises  
P. O. Box 373  
Portsmouth, N. H. 03801

Re: 7-9 Cleves St. NCP-EE 13-F-2

Dear Mr. Gillis:

A recent inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 7-9 Cleves Street, Portland, Maine. As a result of the inspection, you are ordered to correct the following hazardous conditions that exist:

Exterior chimney collapsed and brick all over rear roof. Because of the extreme dangers involved in this situation, immediate steps must be taken to alleviate this problem.

The above mentioned conditions are in violation of Section 120.2 of the 1984 BOCA Building Code, and must be corrected on or before November 20, 1985. Failure to comply with this order may result in a complaint being filed for prosecution in District Court and a fine of \$50 to \$1,000 per day for each day these violations exist.

Very truly yours,

F. Samuel Morris  
Chief of Inspection Services

Code Enforcement Officer - A. Addato (7)

jmr



FOR YOUR INFORMATION

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. 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. (Code 1968, §307.1)

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor 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, such person shall be subject to a penalty as provided in section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - 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 article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968 §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in section 1-15. (Code 1968, §307.24; Ord. No. 133-75, 2-19-75) (a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.)

RE 7-9 Cleeves St. - Mr. Roland Lernet - owner - 13-F-2 NCP-EE

AS THE NEW OWNER of the above, we must inform you that SECTION 125 - RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

REINSPECTION RECOMMENDATIONS

LOCATION 7-9 Clemons Dr. S.S.  
 PROJECT MCP EE  
 OWNER Roland Burnett

INSPECTOR Adelato

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

11-13-85 12/13/85

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED <input checked="" type="checkbox"/>	"POSTING RELEASE" <input type="checkbox"/>
1-10-89 <u>aa</u>	Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/>	
	SATISFACTORY Rehabilitation in Progress	
12-10-85 <u>aa</u>	Time Extended To: 1-10-86 OTX 30	
1-13-86 <u>aa</u>	Time Extended To: 2-13-86 OTX 30	
2-11-86 <u>aa</u>	Time Extended To: 3-13-86 OTX 30	
	UNSATISFACTORY Progress	"FINAL NOTICE" <input type="checkbox"/>
	Send "HEARING NOTICE" <input type="checkbox"/>	
	NOTICE TO VACATE	
	POST Entire <input type="checkbox"/>	
	POST Dwelling Units <input type="checkbox"/>	
	UNSATISFACTORY Progress	
	"LEGAL ACTION" To Be Taken <input type="checkbox"/>	

12-10-85 aa INSPECTOR'S REMARKS: RE/CT/NO - OTX 30

1-13-86 <u>aa</u>	<u>RE/SP - OTX 30</u>	7-13-87 - <u>AB (LAR)</u>
2-11-86 <u>aa</u>	<u>RE/CT-SP " 30</u>	8-14-87 - <u>AB (LAR)</u>
3-13-86 <u>aa</u>	<u>RE/AB (LA)</u>	2-11-88 - <u>AB - SP</u>
4-9-86 <u>aa</u>	<u>RE/AB (LA)</u>	3-11-88 - " - "
5-12-86 <u>aa</u>	<u>RE/AB (LA)</u>	<del>3-4-88</del> - <u>AB - SP</u>
6-12-86 <u>aa</u>	<u>RE/AB (LA)</u>	5-12-88 - <u>AB - SP</u>
7-11-86 <u>aa</u>	<u>RE/AB (LA)</u>	6-13-88 - " - "
8-13-86 <u>aa</u>	<u>RE/AB (LAR)</u>	7-13-88 - " - <u>NP-NO?</u>
9-9-86 <u>aa</u>	" / " ( " )	8-8-88 - <u>2-3 from OH. SP</u>
10-1-86 <u>aa</u>	" / " "	9-12-88 - <u>NP</u>
11-13-86 <u>aa</u>	" / " (LAR)	10-11-88 - <u>CI</u>

12-10-86 aa INSTRUCTIONS TO INSPECTOR: RE/AB/LAR/11-7-88 - LAR

1-12-87 <u>aa</u>	<u>RE/AB (LAR)</u>	12-9-88 - <u>WIP</u>
2-12-87 <u>aa</u>	<u>RE/ " ( " )</u>	1-10-89 - <u>aa</u>
3-13-87 <u>aa</u>	<u>RE/ " ( " )</u>	
4-8-87 <u>aa</u>	<u>RE/ " ( " )</u>	
5-13-87 <u>aa</u>	<u>RE/ " ( " )</u>	
6-12-87 <u>aa</u>	<u>RE/ " ( " ) SP</u>	
1-10-88 <u>aa</u>	<u>Re 14 viol's corrected S.P.</u>	



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3  
CHART-BLOCK-LOT - 13-F-2  
LOCATION: 7-9 Cleeves Street

October 19, 1993

Sent to New Owner:

DISTRICT: 7  
ISSUED: May 30, 1989  
EXPIRES: July 30, 1989

Portland Rehab Group  
c/o Erlon Waycott  
39 Walton St  
Portland, ME 04103

Roland Bennett  
P. O. Box 373  
Portsmouth, N.H. 03801

Dear Mr. Bennett:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 7-9 Cleeves Street by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before July 30, 1989. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director  
Planning & Urban Development

*[Signature]*  
By: P. Samuel Hoffses  
Chief of Inspection Services

*[Signature]*  
Arthur Addato (7)  
Code Enforcement Officer

*[Handwritten notes]*  
7/10/89  
KCUB  
DG

Attachments

HOUSING INSPECTION REPORT

OWNER: Roland Bennett

LOCATION: 7-9 Reeves St. 13-F-2

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: May 30, 1989

EXPIRES: July 30, 1989

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.

	SEC. (S)
<del>1. EXTERIOR 1ST., 2ND., 3RD. FLOORS - rear hall - rubbish and debris.</del>	<del>109-4</del>
<del>2. EXTERIOR 1ST., 2ND., 3RD. FLOORS - rear hall stairs - obstructed egress.</del>	<del>116-2</del>
3. EXTERIOR 1ST. FLOOR - rear hall wall - missing switch plate.	113
4. EXTERIOR CELLAR STAIRWAY - wall - missing switch plate.	113
5. EXTERIOR CELLAR STAIRWAY - wall - exposed wires.	113
6. EXTERIOR CELLAR CEILING - exposed wires - missing covers.	113
7. EXTERIOR 1ST., 2ND., 3RD. FLOORS - rear hall ceiling - inoperative light fixtures.	113
<del>8. EXTERIOR 1ST., 2ND., 3RD. FLOORS - rear hall floors - animal waste.</del>	<del>109-4</del>
9. EXTERIOR CELLAR STAIRWAY WALL - missing plaster.	108-2
<del>10. EXTERIOR CELLAR - overall cellar floor - excessive debris.</del>	<del>109-4</del>
<del>11. EXTERIOR CELLAR - front, middle, rear furnaces - excessive debris - near furnace.</del>	<del>114-2</del>
<del>12. EXTERIOR REAR YARD - excessive debris.</del>	<del>109-4</del>
13. INTERIOR FIRST FLOOR, APT. #1 - kitchen ceiling - missing plaster, damaged ceiling.	108-2
14. INTERIOR FIRST FLOOR, APT. #1 - bathroom ceiling - inoperative vent.	112
15. INTERIOR FIRST FLOOR, APT. #1 - middle bedroom, left middle bedroom ceilings - inoperative light fixtures.	113
16. INTERIOR FIRST FLOOR, APT. #1 - overall dwelling unit windows - loose sashes and missing storm windows.	108-3
<del>17. INTERIOR FIRST FLOOR, APT. #1 - overall dwelling unit - infestation of roaches, fleas and mice.</del>	<del>109-5</del>
<del>18. INTERIOR FIRST FLOOR, APT. #1 - overall dwelling unit - general clean up.</del>	<del>109-4</del>
<del>19. INTERIOR SECOND FLOOR, APT. #2 - overall dwelling unit - infestation of roaches, fleas and mice.</del>	<del>109-5</del>
20. INTERIOR SECOND FLOOR, APT. #2 - bathroom ceiling - clean vent.	112
21. INTERIOR SECOND FLOOR, APT. #2 - overall dwelling unit windows - loose, damaged sashes and missing storm windows.	108-3
22. INTERIOR SECOND FLOOR, APT. #2 - dining room wall - exposed wiring.	113
23. INTERIOR SECOND FLOOR, APT. #2 - bathroom radiator - leaking.	114-2
24. INTERIOR SECOND FLOOR, APT. #2 - dining room radiator - inoperative.	114-2
25. INTERIOR SECOND FLOOR, APT. #2 - left rear living room ceiling - missing, sagging plaster.	109-2
26. INTERIOR THIRD FLOOR, APT. #3 - kitchen ceiling - inoperative light fixture.	113
27. INTERIOR THIRD FLOOR, APT. #3 - kitchen door (egress) - damaged/inoperative door.	116-2
28. INTERIOR THIRD FLOOR, APT. #3 - kitchen ceiling - leaks.	108-2
29. INTERIOR THIRD FLOOR, APT. #3 - overall dwelling unit windows - loose, damaged sashes and missing storm windows.	108-3

INOPERATIVE SMOKE DETECTORS - Apartments 1, 2, 3.

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

November 29, 1993

SECRETARY OF HUD  
275 CHESTNUT ST  
MANCHESTER NH 03101

Erlon Weycott  
Portland Rehab Group  
39 Walton St  
Portland, ME 04103

Re: 7 Cleeve St  
CBL: 017- - F-002-001-01  
DU: 0

Dear Sirs,


As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

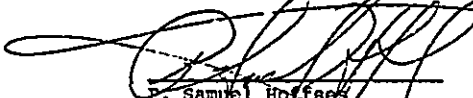
You are hereby ordered to make the structure secure by boarding up all doors, windows and other openings on all vertical walls of the structure, so that no damage to life or property or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17 M.R.S.A. Section 2056, the City has the right, and may exercise that right, to secure the structure and to recover, from you, the expense in so doing if you have not completed the order by December 9, 1993.

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

Sincerely,

  
Merlin Leary  
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

January 14, 1994

SECRETARY OF HUD  
275 CHESTNUT ST  
MANCHESTER NH 03101

Erlon Waycott  
Portland Rehab Group  
39 Walton St  
Portland, ME 04103

Re: 7 Cleeve St  
CBL: 013- - F-002-001-01  
DU: 0

Dear Sir,

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

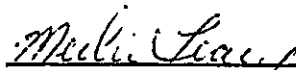
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

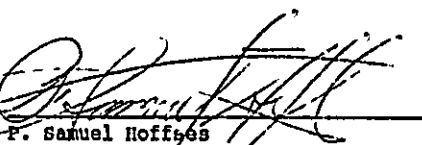
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

  
Merlin Leary  
Code Enforcement Officer

  
S. Samuel Hoffses  
Chief of Inspection Services



HOUSING INSPECTION REPORT

Location: 7 Cleeve St  
Housing Conditions Date: January 13, 1994  
Expiration Date: March 14, 1994

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1.	EXT - FRONT STEPS - MISSING RAILING	108.40
2.	EXT - RIGHT WALL - MISSING/BROKEN SIDING	108.20
3.	INT - CELLAR & ATTIC - FRIABLE ASBESTOS	116.60
4.	EXT - 1ST FL - REAR HALL DOOR - MISSING LATCH ASSEMBLY	108.30
5.	INT - 1ST FL - REAR HALL STAIRWAY BROKEN PLASTER	108.40
6.	INT - 1ST FL - REAR HALL WALL - MISSING SWITCH PLATE	113.50
7.	INT - 1ST/2ND/3RD FLS - REAR HALL CEILINGS - INOPERATIVE LIGHTS	113.50
8.	INT - 3RD FL - FRONT HALL CEILING - MISSING PLASTER	108.40
9.	INT - CELLAR - STAIRWAY MISSING SWITCH PLATE	113.50
10.	INT - CELLAR - STAIRWAY EXPOSED WIRING	113.50
11.	INT - CELLAR - STAIRWAY MISSING PLASTER	108.20
12.	INT - CELLAR - CEILING EXPOSED WIRING/MISSING JUNCTION BOX COVERS	113.50
13.	INT - CELLAR - OVERALL LITTER & DEBRIS	109.40
14.	INT - 1ST FL APT - OVERALL WINDOWS - DAMAGED & MISSING STORMS & SCREENS	108.30
15.	INT - 1ST FL APT - KITCHEN/LIVING/DININGROOM WINDOWS - BROKEN GLASS	108.20
16.	INT - 1ST/2ND/3RD FL APTS - MISSING BASEBOARD HEATING	114.10
17.	INT - 1ST FL - BATHROOM MISSING VENTILATION	112.00
18.	INT - 1ST FL - KITCHEN & BATHROOM MISSING SINK & LAVATORY	111.10
19.	INT - 2ND/3RD FL - LIVING/DININGROOMS DAMAGED FLOORS	108.20
20.	INT - 2ND FL APT - OVERALL STORMS & SCREENS - LOOSE/DAMAGED/MISSING	108.30
21.	INT - 2ND FL - KITCHEN MISSING SINK	111.10
22.	INT - 2ND FL - BATHROOM INOPERATIVE VENT	112.00
23.	INT - 2ND FL - BATHROOM MISSING TUB AND FAUCET FIXTURES	111.10

24.	INT - 2ND FL - DINING/LIVINGROOM CEILINGS - MISSING PLASTER	108.20
25.	INT - 2ND FL - FRONT DOOR MISSING PANELS & LATCH ASSEMBLY	108.20
26.	INT - 2ND FL - DININGROOM WALL - EXPOSED WIRING	113.50
27.	INT - 3RD FL - WINDOWS STORMS & SCREENS - MISSING/DAMGED/LOOSE	108.20
28.	INT - 3RD FL - MIDDLE BEDROOM CEILING - MISSING PLASTER	108.20
29.	INT - 3RD FL - KITCHEN CEILING - LEAKING CONDITIONS	108.20
30.	INT - 3RD FL - KITCHEN CEILING - INOPERATIVE LIGHT FIXTURE	113.50
31.	INT - 3RD FL - KITCHEN DOOR - DAMAGED/INOPERATIVE	116.20

PRIORITY VIOLATION NUMBER(S):

3 5 7 8 10 12 15 17 18 1<sup>o</sup> 21 22 24 26



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 14, 1994

SECRETARY OF HUD  
275 CHESTNUT ST  
MANCHESTER NH 03101

Erlon Waycott  
Portland Rehab Group  
39 Walton St  
Portland, ME 04103

Re: 7 Cleeve St  
CBL: 013- - F-002-001-01  
DU: 0

1st/2nd/3rd fl apts

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,

\_\_\_\_\_  
Merlin Leary  
Code Enforcement Officer

*P. Samuel Hoffses*  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hofises  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

September 20, 1994

ZAVASNIK VICTORIA C  
9 KINEO ST  
PORTLAND ME 04103

Re: 7 Cleeve St  
CBL: 013- - F-002-001-01  
DU: 3

Dear Ms. Zavasnik:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

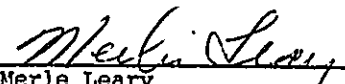
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.


Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Marge Schmuckal  
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 7 Cleeve St  
Housing Conditions Date: September 20, 1994  
Expiration Date: November 19, 1994

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- |    |                                                                              |        |
|----|------------------------------------------------------------------------------|--------|
| 1. | INT - 1ST FLOOR - FRONT HALL<br>STAIRWAY IS MISSING RAILINGS                 | 108.40 |
| 2. | EXT - 1ST, 2ND, 3RD FLOORS - OVERALL<br>WINDOWS ARE MISSING STORMS & SCREENS | 108.30 |
| 3. | INT - 1ST FL; APT #1 -<br>BATHROOM IS MISSING VENTILATION                    | 112.00 |
| 4. | INT - 2ND FL; APT #2 -<br>BATHROOM IS MISSING VENTILATION                    | 112.00 |
| 5. | INT - 2ND FL; APT #2 - WALL<br>INOPERATIVE SWITCH (MISSING/BROKEN)           | 113.50 |
| 6. | INT - 3RD FL; APT #3 -<br>BATHROOM IS MISSING VENTILATION                    | 112.00 |

PRIORITY VIOLATION : NUMBER 5

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

September 20, 1994

ZAVASNIK VICTORIA C  
9 KINEO ST  
PORTLAND ME 04103

Re: 7 Cleeve St  
CBL: 013- - F-002-001-01  
DU: 3

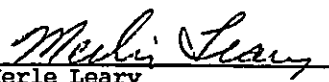
Dear Ms. Zavasnik:


This is to inform you, as owner or agent of the property located at the above referenced address, that we have released the structure from posting (done 3/26/92).

Therefore, you may rent this structure to others or occupy it yourself.

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

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Marge Schmuckal  
Asst. Chief of Inspection Services

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

July 06, 1995

ZAVASNIK VICTORIA C  
9 KINEO ST  
PORTLAND ME 04103

Re: 7 Cleeve St  
CBL: 013- - F-002-001-01  
DU: 3

Dear Ms. Zavasnik:


A re-inspection at the above noted property was made on June 16, 1995.


This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated September 20, 1994.

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 three years.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr/ Field Supv.