

73 Cumberland Avenue



203

CERTIFICATE  
OF  
COMPLIANCE

DATE: July 21, 1983

DU: 2

CITY OF PORTLAND

Department of Planning & Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Extension 311 - 318

Mr. Donald Grey Lowry  
999 Forest Avenue  
Portland, Maine 04103

Re: Premises located at 73 Cumberland Ave. 13-1-25 MN

Dear Mr. Lowry:

A re-inspection of the premises noted above was made on July 15, 1983  
by Code Enforcement Officer Arthur Aduato.

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 May 14, 1981.

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 July 1988.

Sincerely yours,

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

  
By Joseph E. Gray, Jr.  
Code Enforcement Officer - Arthur Aduato (7)

  
Code Enforcement Officer - Arthur Aduato (7)

jmr

DONALD GREY LOWRY  
ATTORNEY AT LAW  
LOWRY & PLATT

999 FOREST AVENUE  
PORTLAND, MAINE 04103

207-797-8846

REINSPECTION RECOMMENDATIONS

INSPECTOR Coddle

LOCATION 73 Grandayland  
PROJECT PLC-MN  
OWNER Seway

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
5-14-81	8-14-81				
A reinspection was made as of the 1					

A reinspection was made of the above premises and I recommend the following action:  
DATE ALL VIOLATIONS HAVE BEEN CORRECTED

DATE 7-15-83 aa	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" SATISFACTORY Rehabilitation in Progress Time Extended To:	"POSTING RELEASE"
5-2-83 aa	UNSATISFACTORY Progress Send "HEARING NOTICE" NOTICE TO VACATE POST Entire POST Dwelling Units Time Extended To: 9 May 25 at 9:00 "FINAL NOTICE"	
1-28-83 aa 4-12-83 aa	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken INSPECTOR'S REMARKS: File - Recd. RE/CT - NP on remaining viol. Foundation in serious condition. Send Body letter. RE/NP - HN	
5-2-83 aa -24-83 aa -14-83 aa -15-83 aa	RE/Hearing held. Owner consulted Engineer Owner to authorize Contr. to repair found. RE/Co - Contr. established (VAB) RE/CT all violations corrected. COC	
INSTRUCTIONS TO INSPECTOR:		

## REINSPECTION RECOMMENDATIONS

INSPECTOR M. WingLOCATION 73 Cumberland Ave.  
PROJECT K.R. MN  
OWNER Lowry

NOTICE OF VIOLATING CONDITIONS	HEARING NOTICE	FINAL NOTICE	
Issued	Expired	Issued	Expired
5-14-81	8-14-81		

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	"POSTING RELEASE"
10-22-81 MN	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>to DTF to 11-22-81</u>	
	Time Extended To:	
	Time Extended To:	
	UNSATISFACTORY Progress Send "HEARING NOTICE"	"FINAL NOTICE"
	NOTICE TO VACATE POST Entire 7. FT Dwelling Units	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	

## INSPECTOR'S REMARKS:

8/15/81 Re/ CT said owner has had  
electrician & carpenter there starting  
work. The owner is trying to get a rehab team.  
CT phone disconnected  
Re CT 1st fl. carpenter has been  
issuing on 2nd floor apt. which  
is vacant.  
Re/ owner having building, siding, new garage  
1-581 MN  
7/14/82 MN  
Re/ DTF

## INSTRUCTIONS TO INSPECTOR:

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

NOTICE OF HEARING



DATE: May 10, 1983

Mr. Donald Grey Lowry  
999 Forest Avenue  
Portland, Maine 04103

Re: Premises located at 73 Cumberland Ave. 13-J-25 MN

Dear Mr. Lowry:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City "I", 389 Congress Street, Portland, Maine at 9:00 a.m. on May 25, 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 \_\_\_\_\_.

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 - 318.

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

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

Requested by Arthur Addato  
Code Enforcement Officer - A. Addato (7)

Enclosure

JMF

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 2

Department of Urban Development  
Housing Inspection Division  
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 13-J-25  
Location: 73 Cumberland Ave.

Mr. Donald Grey Lowry  
999 Forest Avenue  
Portland, Maine 04103

Project: NCP-MN  
Issued: May 14, 1981  
Expires: August 14, 1981

Dear Mr. Lowry:

As owner or agent, you are hereby notified that an examination was made of the premises at 73 Cumberland Ave., Portland, Me., by Code Enforcement Officer Marland Wing. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before August 14, 1981. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will aid this Department in its goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By

Lyle D. Noyes,  
Inspection Services Division

Code Enforcement Officer - Wing (1)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Donald Grey Lowry CODE ENFORCEMENT OFFICER - Wing  
73 Cumberland Ave., Portland, Me. 13-J-25 NCP-MN Notice of Housing  
Conditions DATED: May 14, 1981 EXPIRES: August 14, 1981

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

		SEC. (S)
415-1	1. LEFT - porch - rotted decking.	3-d
415-2	LEFT - porch - missing and broken safety rail.	3-d
415-3	LEFT PORCH - stairs - loose hand rail.	3-d
7-15-4	OVERALL CELLAR - foundation - missing bricks and mortar.	3-d
7-15-5	REAR CELLAR - door - missing board.	3-d
7-15-6	MIDDLE CELLAR - floor - exposed fuel line.	3-c
4-15-7	CELLAR - furnace - loose smoke pipe.	9-c
4-15-8	SECOND FLOOR HALL - stairway - missing hand rail.	9-c
4-15-9	SECOND FLOOR FRONT HALL - ceiling - inoperative light fixture.	8-e
<b>SECOND FLOOR</b>		
4-15-10	KITCHEN - ceiling - illegal wiring.	8-e
4-15-11	OVERALL INTERIOR - windows - missing counterbalance cords.	3-c
4-15-12	LIVING ROOM - wall - loose receptacle.	8-e
4-15-13	FRONT BEDROOM - door - broken hinges.	3-d
4-15-14	REAR BEDROOM & LIVING ROOM - walls - missing plaster.	3-b

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

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

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

February 11, 1991

Harrison Sawyer Realty  
399 Fore Street  
Portland, ME 04101

Dear Sir:

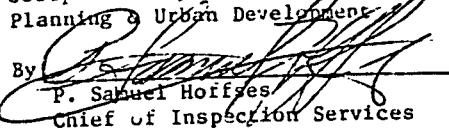
Re: 73 Cumberland Ave. 13-J-25

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 73 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. EXTERIOR OVERALL CELLAR FOUNDATION - damaged, collapsing. 108-2
2. EXTERIOR CELLAR STAIRS - unapproved design. 108-4
3. EXTERIOR OVERALL CELLAR FOUNDATION - leaks. 108-2
4. EXTERIOR CELLAR FURNACE - malfunctioning system. 114-2
5. EXTERIOR REAR CELLAR - unapproved support post. 108-2
6. EXTERIOR OVERALL DWELLING UNIT - windows - faulty, inoperative, torn windows. 108-3
7. EXTERIOR CELLAR FLOOR - provide approved floor. 108-2
8. EXTERIOR ELECTRIC SERVICE - check service box. 113
9. INTERIOR FIRST FLOOR FRONT - overall dwelling unit windows - loose, damaged sashes. 108-3
10. INTERIOR FIRST FLOOR FRONT - kitchen counter - damaged. 108-2
11. INTERIOR FIRST FLOOR FRONT - kitchen floor - serious sagging. 108-2
12. INTERIOR FIRST FLOOR FRONT - kitchen floor - damaged covering. 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 on or before February 21, 1991.

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

  
Arthur Addato  
Code Enforcement Officer (7)

jmr

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

CITY OF PORTLAND  
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 2-7-91 Complaint 5 year Fire Inspector's Name Adelante Dist. 7

Property Address: 73 Cumberland Ave. C-B-L: 134-25 Legal Units: 4 Exist. Units: 4 Stories: 2.5

Owner or Agent Hagin on Lawyer Realty Stand. Ist:  N.O.H.C.  L.O.D. ✓  
Address 399 Rose St.

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X		OF		CE/FOUNDATION	DAM./COLLAPSEING	108.2
2	X				CE/STAIRS	UNAPPROVED - DESIGN	108.4
3	X		OF		CE/FOUNDATION	LEAKS	108.2
4	X				CE/FURNACE	MALFUNCTIONING - SYSTEM	114.2
5	X				RE/CELLER	UNAPPROVED - SUPPORT POST	108.2
6	X				OF/C'D/WI	FAULTY - INOP. STORM-WI	108.3
7	X				CE/FLOOR	PROVIDE - APPROVED - FLOOR	108.2
8	X				ELECTRIC-SERVICE	CHECK-SERVICE - BOX	113
9	X	1	FR	OF/DU/WI		LOOSE - DAM./SASH	108.3
10	X	1	FR	KI/COUNTER		DAM./COUNTER	108.2
11	X	1	FR	KI/FLOOR		SERIOUS - SAGGING	108.2
12	X	1	FR	KI/FOOR		DAM./COVEE	108.2
<u>10 da</u>							

CITY OF PORTLAND, MAINE

100 AGGRESS STREET  
PORTLAND MAINE 04101  
(207) 784-8



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

DATE: March 19, 1991

DU:

Housing Inspections Division  
Telephone: 874-8300

Harrison Sawyer Realty  
399 Fore Street  
Portland, ME 04101

RE: Premises located at 171 Cumberland Ave. 13-J-25

Dear Sir:

A re-inspection of the premises noted above was made on March 15, 1991  
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 related to housing conditions as described  
in our "Letter of Defects" dated February 11, 1991.

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.

Sincerely yours,

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

A handwritten signature of P. Samuel Hoffses, Chief of Inspection Services.

A handwritten signature of Arthur Addato, Code Enforcement Officer.

20  
JF (7)

jmc

