

73 Cumberland Avenue



SHAW-WALKER

#8503-3R

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 Adato.

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 
Lyne D. Noyes
Inspection Services Division


Code Enforcement Officer - Arthur Adato (7)

Jur

DONALD GREY LOWRY
ATTORNEY AT LAW
LOWRY & PLATT

999 FOREST AVENUE
PORTLAND, MAINE 04103

207-797-8846

REINSPECTION RECOMMENDATIONS

INSPECTOR Adelle

LOCATION 73 Cumberland
PROJECT MLP-MN
OWNER Larry

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	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	
7-15-83 aa	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>✓</u> "POSTING RELEASE" <u>✓</u> SATISFACTORY Rehabilitation in Progress Time Extended To: _____ Time Extended To: _____ Time Extended To: _____
5-2-83 aa	UNSATISFACTORY Progress <u>May 25 at 9:00</u> Send "HEARING NOTICE" _____ "FINAL NOTICE" _____ NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

1-28-83 aa INSPECTOR'S REMARKS: File - Recd.
4-12-83 aa RE/CT - NP on remaining viol. Foundation
in serious condition. Send Bldg. letter.
5-2-83 aa RE/NP - HN
5-24-83 aa RE/Hearing held. Owner contacted Engineer.
Owner to authorize Contr. to repair found.
6-14-83 aa RE/co - Contr. established. (JAB)
7-15-83 aa RE/CT all violations corrected. COC

INSTRUCTIONS TO INSPECTOR: _____

REINSPECTION RECOMMENDATIONS

INSPECTOR M. Wing

LOCATION 73 Cumberland Ave
PROJECT KIP PH
OWNER Lowry

NOTICE OF FILING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>5-14-81</u>	<u>8-14-81</u>				

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"
<u>10-22-81 MW</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>to DT / 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	

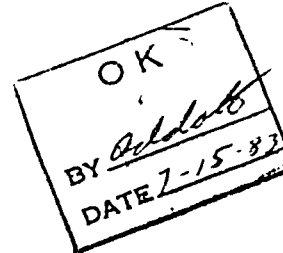
INSPECTOR'S REMARKS:
8/2/81 JPL Ref CT said owner has had
9-8-81 MW electrician & carpenter there starting
10-12-81 MW work. The owner is trying to get a rehab loan.
1-5-81 MW CT phone disconnected
7/14/82 MW Re CT 1st fl. carpenter has been
on 2nd floor apt. which
is vacante.
Ref owner having building, sided, new porches
WIP DTX

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 " 1, 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 A. Addato
Code Enforcement Officer - A. Addato (7)

Enclosure

JMR

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.

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

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

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 it's 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:

jer

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)
4-15-82 1. LEFT - porch - rotted decking.	3-d
7-15-82 2. LEFT - porch - missing and broken safety rail.	3-d
7-15-82 3. LEFT PORCH - stairs - loose hand rail.	3-d
7-15-82 4. OVERALL CELLAR - foundation - missing bricks and mortar.	3-a
7-15-82 5. REAR CELLAR - door - missing board.	3-c
7-15-82 6. MIDDLE CELLAR - floor - exposed fuel line.	9-c
4-15-82 7. CELLAR - furnace - loose smoke pipe.	9-c
4-15-82 8. SECOND FLOOR HALL - stairway - missing hand rail.	3-d
9. SECOND FLOOR FRONT HALL - ceiling - inoperative light fixture.	8-e
SECOND FLOOR	
4-15-82 10. KITCHEN - ceiling - illegal wiring.	8-e
4-15-82 11. OVERALL INTERIOR - windows - missing counterbalance cords.	3-c
4-15-82 12. LIVING ROOM - wall - loose spectacle.	8-e
4-15-82 13. FRONT BEDROOM - door - broken hinges.	3-d
4-15-82 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:

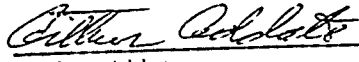
1. EXTERIOR OVERALL CELLAR FOUNDATION - damaged, collapsing. 108-2
2. EXTERIOR CELLAR STAIRS - unapproved design. 108-4
3. EXTERIOR OVERALL CELLAR FOUNDATION - leaks. 108-2
4. EXTERIOR CELLAR FURNACE - malfunctioning system. 114-2
5. EXTERIOR REAR CELLAR - unapproved support post. 108-2
6. EXTERIOR OVERALL DWELLING UNIT - windows - faulty, inoperative storm 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 Adde Dist. 7

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

Owner or Agent Harrison, Sawyer Realty Stand. Ist: ☐ N.O.H.C. ☐ L.O.D. ☒
Address 399 Fore St.

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1	X		OA		CE / FOUNDATION	DAM. / COLLAPSEING	108.2
2	X				CE / STAIRS	UNAPPROVED - DESIGN	108.4
3	X		OA		CE / FOUNDATION	LEAKS	108.2
4	X				CE / FURNACE	MALFUNCTIONING - SYSTEM	114.2
5	X				BE / CELLER	UNAPPROVED - SUPPORT - POST	101.2
6	X				OA / L / 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	OA / DU / WI	LOOSE - DAM. / SASH	108.3
10		X	1	FR	K1 / COUNTER	DAM. / COUNTER	108.2
11		X	1	FR	K1 / FLOOR	SERIOUS - SAGGING	108.2
12		X	1	FR	K1 / FLOOR	DAM. / COVER	108.2
10 da							



CITY OF PORTLAND, MAINE

100 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 374-3111

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 177 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.

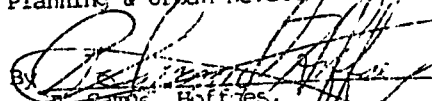
This is to certify that you have complied with our request to correct the
violation(s) of the Municipal Code relating to housing conditions as described
in our "Letter of Defects" dated February 11, 1991.

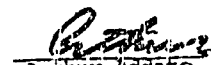
Thank you for your cooperation and your efforts to help us maintain decent,
safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory,
it shall be the policy of this department to inspect each resident 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


P. Samuel Hoffses,
Chief of Inspection Services


Arthur Addato
Code Enforcement

(7)

jmc

