

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Lyle D. Noyes, Chief of Housing Inspections

FROM: Charles A. Lane, Assistant Corporation Counsel

SUBJECT: Request for legal action against Dorothy Berry, 271-273 Cumberland Ave.
Portland, Maine

DATE: 9/17/75

This office has reviewed your request to initiate legal action against the above-named individual as more fully described in your memorandum dated September 11, 1975. You have our permission to initiate proceedings against Dorothy Berry on the basis of the charges set forth in that memorandum.

Please follow the usual procedure.

Your file is being returned herewith.



Charles A. Lane
Assistant Corporation Counsel

CAL/Eh

Encl.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: CHARLES A. LANE, ASSISTANT CORPORATION COUNSEL
FROM: LYLE D. NOYES, CHIEF OF HOUSING INSPECTIONS
SUBJECT: REQUEST FOR LEGAL ACTION AGAINST:

DATE:
9-11-75

REGARDING: 271-273 CUMBERLAND AVE.
PORTLAND, MAINE

DOROTHY BERRY
271-273 CUMBERLAND AVE.
PORTLAND, MAINE

FACTS CONSTITUTING VIOLATIONS:

THREE (3) VIOLATIONS OF THE HOUSING CODE AS DESIGNATED ON THE ENCLOSED
FINAL NOTICE.

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. NOTICE OF HOUSING CONDITIONS
2. ADMINISTRATIVE DECISION
3. FINAL NOTICE

DATED 3-1-73

DATED 5-10-73

DATED 10-24-73

Witness:

MERLE GOUGH

I hereby certify that a copy of the attached notice(s) regarding the premises located at 271-273 CUMBERLAND AVE Portland, Maine was personally delivered by me at 11:30 on 10/26/19 29 into the hands of DOROTHY BERRY who identified HERSELF as _____ of the owner _____ at 279 CUMBERLAND AVE - PORTLAND, Maine.

Michael J. Dougherty Housing Inspector

City of Portland Health Department - Housing Division

FINAL NOTICE

No. 774558

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO
 Mrs Dorothy A Berry
 STREET AND NO.
 271-273 Cumberland Ave
 P.O., STATE AND ZIP CODE
 Portland, Maine

OPTIONAL SERVICES FOR ADDITIONAL FEES

RETURN RECEIPT SERVICES	1. Shows to whom and date delivered	15¢
	With delivery to addressee only	65¢
	2. Shows to whom, date and where delivered ..	35¢
	With delivery to addressee only	85¢
DELIVER TO ADDRESSEE ONLY		
SPECIAL DELIVERY (extra fee required)		50¢

POSTMARK OR DATE
10-25-73

PS Form 3800
Apr. 1971

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See other side)

GPO : 1972 O - 480-743

October 24, 1973

Ms. Dorothy A. Berry
271-273 Cumberland Avenue
Portland, Maine

Re: 271-273 Cumberland Avenue

Dear Ms. Berry:

As owner or agent of the above referred property, you were notified on March 3, 1973 by Certified United States mail receipt #094487 to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on October 19, 1973 by Housing Inspector Gough and, as a result, you are hereby ordered to correct the violations listed below on or before November 24, 1973.

Sincerely,

Arthur A. Hughson, CPH MPH
Health Director

By William R. Gough
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE		SECTIONS
<u>First Floor - Apt. #6</u>		
1. Install a private 3-piece bathroom consisting of a flush toilet, lavatory, bathtub or shower within the confines of the apartment.		6-a ✓
<u>Second Floor - Apt. #18</u>		
2. Install a private 3-piece bathroom consisting of a flush toilet, lavatory, bathtub or shower within the confines of the apartment.		6-a ✓
3. Repair the loose ceiling plaster in the living room.		3-b
<u>Third Floor - Apt. #27</u>		
4. Repair the loose ceiling plaster.		3-b
<u>Third Floor - Apt. #28</u>		
5. Install a private 3-piece bathroom consisting of a flush toilet, lavatory and bathtub or shower within the confines of the apartment.		6-a ✓

DATE 7/18/74

FROM: LYLE D. NOYES
CHIEF OF HOUSING INSPECTIONS

TO: _____

RE: 271-273 Couch Ave.

*Copies of all items in
this file to date sent to
George Flaherty.*

June 26, 1974

Mrs. Dorothy Barry
271-273 Cumberland Avenue
Portland, Maine

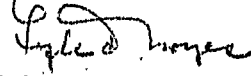
Re: Your letters dated June 11, 1974 & June 25, 1974

Dear Mrs. Barry:

I have asked Housing Inspector Merlen Gough to call on you to explain what must be done in order to bring your building up to the minimum standards for livability established by Chapter 307 of the Municipal Codes.

Enclosed please find a copy of our notice delivered to you by Mr. Gough on a prior date.

Sincerely,



Lyle D. Noyes
Chief of Housing Inspections

LDN:krq

Enclosure

DATE 6/26/74

FROM: LYLE D. NOYES
CHIEF OF HOUSING INSPECTIONS

TO: _____

RE: Mrs. Dorothy Berry
271-273 Cumberland Ave.

Reported the utterance of a veiled
threat made by above to Housing Inspector
mason R. Lough re: the possibility of bodily
harm to myself or fire to my home. to
Detective Joseph Pelletier - Police Dept.
who advised me to place this note to
our files.

Lyle D. Noyes

June 25, 1974

Mr. Lyle Noyes
Health Dept.
Portland, Maine

Dear Mr. Noyes,

On June 11, 1974 I wrote you
requesting in writing exactly
what you think should
be done in my 3 apartments
my senior citizen tenants
and I are in limbo as
things stand now. Please
let me hear from you
as soon as possible.

Sincerely,

Dorothy Berry

426
Referred to Inspector Gough.
JD Noyes

June 11, 1974

Mr. Lyle Noyes
Health Dept.
Portland, Me.

Dear Mr. Noyes

Please let me know in writing
exactly what you think should
be done in Apts No. 6-18+28 at
271 Cumberland Ave.

Sincerely Yours

Courtney A. Berry

6/21

Referred to Inspector M. Hough

Lyle Noyes

671-273 Cumberland Ave.

SENDER: Be sure to follow instructions on other side.

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).
(Additional charges required for those services)

<input type="checkbox"/> Show address where delivered	<input type="checkbox"/> Deliver ONLY to addressee
---	--

RECEIPT

Received the numbered article described below

REGISTERED NO. SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.

770502

INSURED NO.

Melvin A. Berry
SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED

6-6

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

June 3, 1974

Ms. Dorothy Berry
271 Cumberland Avenue
Portland, Maine

Dear Ms. Berry:

Re: 271-273 Cumberland Avenue - 26-F-15
Apartment #6, First Floor Right
Apartment #18, Second Floor Right
Apartment #28, Third Floor Right

As owner or agent of the property located at 271-273 Cumberland Avenue, Portland, Maine, you are hereby notified that as the result of a recent inspection the apartments mentioned above are hereby declared unfit for human occupancy.

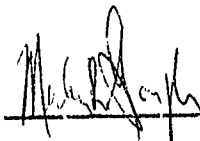
You must take immediate steps to vacate these apartments, now occupied as follows: Apartment #6, first floor right - David Hunter; Apartment #18, second floor right - Harry Tremont; Apartment #28, third floor right - Phil Eddinger. These are to be kept vacant so long as the following conditions continue to exist thereon:

- b. Properties which lack plumbing, ventilating, lighting and heating facilities or equipment adequate to protect 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.

Sincerely yours,


Lyle D. Noyes
Chief of Housing Inspections

Inspector  _____

LDN:krg

271-273 Cumberland Ave.
SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

Show address where delivered Deliver ONLY to addressee

RECEIPT
Received the numbered article described below

REGISTERED NO. _____
CERTIFIED NO. 770512
INSURED NO. _____
DATE DELIVERED 6-6

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
Harry Tremont

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
Southy A. Berry

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

June 3, 1974

Mr. Harry Tremont
271-273 Cumberland Avenue
Portland, Maine

Dear Mr. Tremont:

Re: 271-273 Cumberland Avenue - 26-F-15
Apartment #18, Second Floor Right

A recent inspection by Housing Inspector Gough of the second floor right apartment #18 you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Ms. Dorothy Barry, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,


Lyle D. Noyes
Chief of Housing Inspections

Inspector 

LDN:gg

271-273 Amberland Ave

SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

<input type="checkbox"/> Show address where delivered	<input type="checkbox"/> Deliver ONLY to addressee
---	--

RECEIPT

Received the numbered article described below

REGISTERED NO.	SIGNATURE OF NAME OF ADDRESSEE (Must always be filled in)
CERTIFIED NO. 770583	<i>Phil Edinger</i>
INSURED NO.	SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
DATE DELIVERED 6-6	<i>Debbie Berry</i>
	SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

June 3, 1974

Mr. Phil Eddinger
271-273 Cumberland Avenue
Portland, Maine

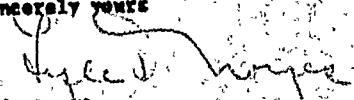
Dear Mr. Eddinger:

Re: 271-273 Cumberland Avenue - 26-F-15
Apartment #28, Third Floor Right

A recent inspection by Housing Inspector Cough of the third floor right apartment #28 you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner, Ms. Dorothy Berry, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours


Lyle D. Royce
Chief of Housing Inspections

Inspector _____

LDN:gg

271-273 Cumberland Ave

SENDER: Be sure to follow instructions on other side
PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

Show address where delivered

Deliver ONLY to addressee

RECEIPT

Received the numbered article described below

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.

770384

David Hunter

INSURED NO.

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED

6-6

Wendy A Berry

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

ADMINISTRATIVE HEARING DECISION

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 226

Date May 10, 1973

Ms. Dorothy A. Barry
271-273 Cumberland Avenue
Portland, Maine

Re: Premises located at 271-273 Cumberland Avenue, Portland, Maine

Dear Ms. Barry:

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

on May 3, 1973, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

Expiration time extended to June 3, 1973 - In order to complete the work now in progress to correct the remaining seven (7) Housing Code violations as listed on the attached copy of the "Notice of Housing Conditions"

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned date, so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance

Ms. Barry
Joseph M. Gough

Very truly yours,

Arthur A. Hughson, CPH MPH
Health Director

By Lytle D. Hoopes
Chief of Housing Inspections

CW
Encl.

4/28/72

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Location: 271-273 Cumberland Avenue
Project: NDP # 3
Issued: 3-1-73
Expires: 5-1-73

Ms. Dorothy A. Berry
271-273 Cumberland Avenue
Portland, Maine

Dear Ms. Berry:

An examination was made of the premises at 271-273 Cumberland Avenue
Portland, Maine, by Housing Inspector Gough. 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 May 1, 1973. 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 Standard

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector M. R. Gough

By John D. ...

Chief of Housing Inspection

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"

- *1. ~~Replace the broken glass, third-floor rear hallway window.~~ 3-c
- *2. ~~Determine the reason and remedy the condition that causes the signs of leakage of the first floor front hallway wall, (273 Cumberland)~~ 3-a
- 3. ~~Replace the missing balusters, first floor front hallway stairway. (273 Cumberland)~~ 3-d
- *4. ~~Replace the broken stair treads in the cellar, (273 Cumberland)~~ 3-d
- 5. ~~Install a main electrical ground wire in the cellar, (273 Cumberland)~~ 8-d
- 6. ~~Install a lock on the rear cellar door, (273 Cumberland)~~
- 7. ~~Replace the missing ceiling plaster in the cellar hallway (273 Cumberland)~~ 3-b
- 8. ~~Repair the broken toilet seat in the bathroom, (third floor - 273 Cumberland)~~ 6-a
- *9. ~~Replace the leaking skylight in the third floor hallway, (273 Cumberland)~~ 3-c
- *10. ~~Repair the broken treads on the front porch. (271 Cumberland)~~ 3-d
- 11. ~~Replace the missing balusters, first floor front hallway stairway. (271 Cumberland)~~ 3-d
- 12. ~~Replace the missing balusters, second floor front hall stairway. (271 Cumberland)~~ 3-d
- 13. ~~Replace the missing balusters, third floor front hall stairway. (271 Cumberland)~~ 3-d
- *14. ~~Replace the broken stair tread, third floor rear hallway, (271 Cumberland)~~ 3-d
- 15. ~~Replace the missing door knob, third floor rear hall door, (271 Cumberland)~~ 3-d
- 16. ~~Accomplish a general clean-up of the cellar by removing and properly disposing of all rubbish and debris.~~ 4-c

continued -

271-273 Cumberland Avenue

- Second Floor - Apt. # 2 3-b
17. Repair the loose ceiling plaster. 8-e
18. Remove the temporary wiring.
- First Floor - Apt. # 6 6-a
19. Install a private 3 piece bathroom consisting of a toilet, lavatory, bathtub or shower in the confines of the apartment.
20. Install one duplex outlet convenience in the bathroom.
- Second Floor - Apt. #9 8-e
21. Remove the temporary wiring.
- Second Floor - Apt. #16 8-e
22. Repair the loose ceiling light.
- Second Floor - Apt. #18 6-a
23. Install a private 3 piece bathroom consisting of a toilet, lavatory, bathtub or shower in the confines of the apartment. 8-a
24. Install one duplex outlet convenience in the bathroom. 8-e
25. Install one duplex outlet convenience in the living room. 8-e
26. Remove the temporary wiring on the living room wall. 3-b
27. Repair the loose ceiling plaster in the living room. 3-d
28. Repair the loose sash in the living room window.
29. Provide a counter space in the kitchen. 3-b
30. Replace the missing plaster under the kitchen sink. 3-c
31. Repair the loose sash in the kitchen window. 3-c
32. Repair the loose sash of the pantry window. 8-e
33. Remove the temporary wiring on the pantry wall. 3-b
34. Repair the loose ceiling plaster in the pantry.
- Third Floor - Apt. #22 8-e
35. Remove the temporary wiring on the wall.
- Third Floor - Apt. #24 8-e
36. Repair the loose ceiling light.
- Third Floor - Apt. #25 8-e
37. Remove the temporary wiring.
- Third Floor - Apt. #27 3-b
38. Repair the loose ceiling plaster.
- Third Floor - Apt. #28 6-a
39. Repair the leaking faucet of the kitchen sink. 6-a
40. Install a private 3 piece bathroom consisting of a toilet, lavatory and bathtub or shower in the confines of the apartment.
41. Install one duplex outlet convenience in the bathroom.

* FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED # 1,2,4,9,10,14 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

271-273 *Chimberland Ave*
SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

Show to whom, date and address where delivered Deliver ONLY to addressee

RECEIPT
Received the numbered article described below

REGISTERED NO. SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO. *094487* *Orville A. Berry*
INSURED NO. SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED *3-3* SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

LDN/72

NOTICE OF HOUSING CONDITIONS

DU 3

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Location: 271-273 Cumberland Avenue
Project: NDP # 3
Issued: 3-1-73
Expires: 5-1-73

Ms. Dorothy A. Berry
271-273 Cumberland Avenue
Portland, Maine

Dear Ms. Berry:

An examination was made of the premises at 271-273 Cumberland Avenue
Portland, Maine, by Housing Inspector Gough. 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 May 1, 1973. 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.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector _____

By _____
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"

- | | Section(s) |
|--|------------|
| *1. Replace the broken glass, third floor rear hallway window. | 3-c |
| *2. Determine the reason and remedy the condition that causes the signs of leakage of the first floor front hallway wall, (273 Cumberland) | 3-a |
| 3. Replace the missing balusters, first floor front hallway stairway. (273 Cumberland) | 3-d |
| *4. Replace the broken stair treads in the cellar. (273 Cumberland) | 3-d |
| 5. Install a main electrical ground wire in the cellar. (273 Cumberland) | 8-d |
| 6. Install a lock on the rear cellar door. (273 Cumberland) | 3-b |
| 7. Replace the missing ceiling plaster in the cellar hallway (273 Cumberland) | 6-a |
| 8. Repair the broken toilet seat in the bathroom. (third floor - 273 Cumberland) | 3-c |
| *9. Replace the leaking skylight in the third floor hallway. (273 Cumberland) | 3-d |
| *10. Repair the broken treads on the front porch. (271 Cumberland) | 3-d |
| 11. Replace the missing balusters, first floor front hallway stairway. (271 Cumberland) | 3-d |
| 12. Replace the missing balusters, second floor front hall stairway. (271 Cumberland) | 3-d |
| 13. Replace the missing balusters, third floor front hall stairway. (271 Cumberland) | 3-d |
| *14. Replace the broken stair tread, third floor rear hallway. (271 Cumberland) | 3-d |
| 15. Replace the missing door knob, third floor rear hall door. (271 Cumberland) | 3-d |
| 16. Accomplish a general clean-up of the cellar by removing and properly disposing of all rubbish and debris. | 4-c |

continued -

271-273 Cumberland Avenue

Second Floor - Apt. # 2

- 17. Repair the loose ceiling plaster. 3-b
- 18. Remove the temporary wiring. 8-a

First Floor - Apt. # 6

- 19. Install a private 3 piece bathroom consisting of a toilet, lavatory, bathtub or shower in the confines of the apartment. 6-a
- 20. Install one duplex outlet convenience in the bathroom.

Second Floor - Apt. #9

- 21. Remove the temporary wiring. 8-a

Second Floor - Apt. #16

- 22. Repair the loose ceiling light. 8-a

Second Floor - Apt. #18

- 23. Install a private 3 piece bathroom consisting of a toilet, lavatory, bathtub or shower in the confines of the apartment. 6-a
- 24. Install one duplex outlet convenience in the bathroom. 3-a
- 25. Install one duplex outlet convenience in the living-room. 8-a
- 26. Remove the temporary wiring on the living room wall. 8-a
- 27. Repair the loose ceiling plaster in the living room. 3-b
- 28. Repair the loose sash in the living room window. 3-c
- 29. Provide a counter space in the kitchen.
- 30. Replace the missing plaster under the kitchen sink. 3-b
- 31. Repair the loose sash in the kitchen window. 3-c
- 32. Repair the loose sash of the pantry window. 3-c
- 33. Remove the temporary wiring on the pantry wall. 8-a
- 34. Repair the loose ceiling plaster in the pantry. 3-b

Third Floor - Apt. #22

- 35. Remove the temporary wiring on the wall. 8-a

Third Floor - Apt. #24

- 36. Repair the loose ceiling light. 8-a

Third Floor - Apt. #25

- 37. Remove the temporary wiring. 8-a

Third Floor - Apt. #27

- 38. Repair the loose ceiling plaster. 3-b

Third Floor - Apt. #28

- 39. Repair the leaking faucet of the kitchen sink. 6-a
- 40. Install a private 3 piece bathroom consisting of a toilet, lavatory and bathtub or shower in the confines of the apartment. 6-a
- 41. Install one duplex outlet convenience in the bathroom.

* FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED # 1,2,4,9,10,14 WHEN MAKING YOUR REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

271-273 Cumberland Ave

SENDER: Be sure to follow instructions on other side.

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

Show to whom, date and address where delivered Deliver ONLY to addressee.

RECEIPT

Received the numbered article described below

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.

402497

Dorothy A. Berry

INSURED NO.

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED

8-31

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)



LDN/9-71

NOTICE OF HOUSING CONDITIONS

RmU -- 24

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 226

Location: 271-273 Cumberland Avenue
Project: NHP#3
Issued: 8/30/72
Expires: 9/30/72

DU 5

Ms. Dorothy A. Berry
271-273 Cumberland Avenue
Portland, Maine

Dear Ms. Berry:

An examination was made of the premises at 271-273 Cumberland Avenue Portland, Maine, by Housing Inspector McIsaac. 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 September 30, 1972. 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.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector Harold H. McIsaac

By [Signature]
Chief of Housing Inspections

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

- 1. ~~Replace the loose plaster on the first, second and third floor front hall ceilings at 271 and 273 Cumberland Avenue.~~ 3(b)
- 2. Replace the broken glass in the third floor rear hall window. 3(c)
- ~~3. Replace the rotted stair treads on the fire escape.~~ 3(d)
- 4. Replace the broken roof boards on the first floor rear porch. 3(d)
- 5. Replace the broken glass over the apartment door. 3(c)

* FIRST PRIORITY \$S TO BE GIVEN TO ITEMS NUMBERED 3 WHEN MAKING YOUR REPAIRS AS IT CONSTITUTES EXTREME HAZARDS TO THE HEALTH AND SAFETY OF THE OCCUPANTS OF THE STRUCTURE.

The following violations, in addition to those listed above were found on reinspection by Inspector Gough on December 27, 1972 and must be corrected within time extension granted on attached "Administrative Hearing Decision"

- 6. Determine the reason and remedy the condition that causes the water to leak in the first floor front hallway at 273 Cumberland
- 7. Replace the missing balusters, first floor front hallway at 273 Cumberland 3-a
- 8. Replace the worn stair treads in the cellar, at 273 Cumberland 3-d
- 9. Replace the broken stair treads in the cellar, at 273 Cumberland 3-d

continued

271-273 Cumberland Ave - continued

10. Install a main ground wire at electrical service box, at 273 Cumberland. 8-e
11. Install a lock for the basement door, at 273 Cumberland.
12. Replace the missing ceiling plaster in the basement hallway at 273 Cumberland 3-b
13. Repair the broken toilet seat in the third floor common bathroom. 3-a
14. Replace the leaking skylight, third floor hallway, at 273 Cumberland. 3-c
15. Replace the broken treads on front steps at 271 Cumberland. 3-d
16. Replace the missing balusters in the first floor hallway at 271 Cumberland 3-d
17. Replace the missing balusters in the second floor hallway at 271 Cumberland 3-d
18. Replace the missing balusters in the third floor hallway at 271 Cumberland. 3-d
19. Replace the broken stair tread in the third floor rear hall stairway at 271 Cumberland 3-d
20. Replace the missing door knob in the third floor rear hall door, at 271 Cumberland. 3-d
21. Make a general clean-up of the cellar at 271 and 273 Cumberland Ave. 4-b

Apartment #6

22. Install a private 3 pieces bathroom. 6-a

Apartment #18

23. Install a private 3 pieces bathroom. 6-a
24. Install one outlet duplex convenience in the living room. 8-d
25. Remove the temporary wiring on the living room wall. 8-e
26. Replace the loose ceiling plaster in the living room. 3-b
27. Repair the loose sash in the living room window. 3-c
28. Provide a counter space in the kitchen.
29. Replace the missing wall plaster under kitchen sink. 3-c
30. Repair the loose sash in the kitchen window. 3-c
31. Replace the loose sash in the pantry window. 3-c
32. Remove the temporary wiring in the pantry. 8-e
33. Repair the loose ceiling plaster in the pantry. 3-b

Apartment #28

34. Install a private 3 pieces vathroom. 6-a

HOUSING INSPECTION REPORT

OWNER: Dorothy Berry

LOCATION: 271-273 Cumberland Avenue 26-F-15
NCP-NDP

CODE ENFORCEMENT OFFICER: Arthur Rowe (10)

HOUSING CONDITIONS DATED: Sept. 19, 1986

EXPIRES: Nov. 19, 1986

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.

1. REAR CELLAR - stairs - missing handrail.

SEC. (S)

108-4

C BB
BSI
File

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

~~DE~~ 30 RU

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

CH. 26 BLK. F LOT 15

LOCATION: 271-273 Cumb. Ave.

Dorothy Berry
273 Cumberland Avenue
Portland, ME 04101

PROJECT: NCP-NDP
ISSUED: September 19, 1986
EXPIRES: November 19, 1986

Dear Ms. Berry:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 271-273 Cumberland Avenue by Code Enforcement Officer Arthur Rowe. 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 November 19, 1986. 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.

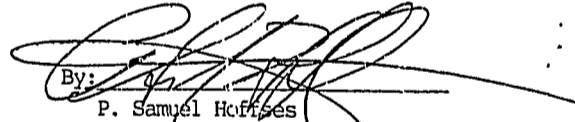
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.


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

Your cooperation will aid this department in 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

By: 
P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer - Arthur Rowe (10)

Attachments

jmr

C BB PSL M.F.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: February 27, 1989

DU: 30

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Dorothy Berry
273 Cumberland Avenue
Portland, ME 04101

RE: Premises located at 271-273 Cumberland Ave. 26-F-15

Dear Ms. Berry:

A re-inspection of the premises noted above was made on February 1989
by Code Enforcement Officer Arthur Rowe.

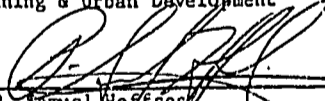
This is to certify that you have complied with our request to correct the
violation(s) of the Municipal Code relating to housing conditions as
described in our "Notice of Housing Conditions" dated September 19, 1986.

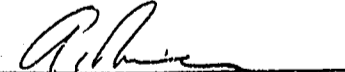
Thank you for your cooperation and your efforts to help us maintain decent,
safe and sanitary housing for all Portland residents.

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 Feb. 1994.

Sincerely yours,

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

By 
P. Samuel Hoffses
Chief of Inspection Services


Arthur Rowe (9)
Code Enforcement Officer

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

~~DE~~ 30 RU

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

CH. 26 BLK. F LOT 15

LOCATION: 271-273 Cumb. Ave.

Dorothy Berry
273 Cumberland Avenue
Portland, ME 04101

PROJECT: NCP-NDP
ISSUED: September 19, 1986
EXPIRES: November 19, 1986

Dear Ms. Berry:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 271-273 Cumberland Avenue by Code Enforcement Officer Arthur Rowe. 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 November 19, 1986. 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.

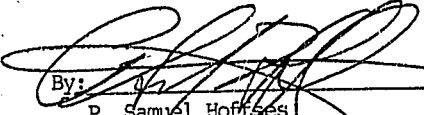
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

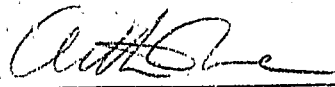
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in 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

By: 
P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer - Arthur Rowe (10)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Dorothy Berzy

LOCATION: 271-273 Cumberland Avenue 26-F-15
NCP-NDP

CODE ENFORCEMENT OFFICER: Arthur Rowe (10)

HOUSING CONDITIONS DATED: Sept. 19, 1986

EXPIRES: Nov. 19, 1986

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.

1. REAR CELLAR - stairs - missing handrail.

SEC. (S)
108-4

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 08, 1995

ANDREWS DAVID E, TRUSTEE
P.O. BOX 618
OXFORD ME 04270

Re: 273 Cumberland Ave
CBL: 026- - F-015-001-01
DU: 30 Rooms

Dear Mr. Andrews:

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".

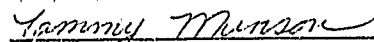
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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,



Tammy Monson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 273 Cumberland Ave
Housing Conditions Date: June 08, 1995
Expiration Date: August 07, 1995

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 - BASEMENT - LEFT -
HANDRAIL IS MISSING | 108.40 |
| 2. | INT - BASEMENT - LEFT REAR
BATHROOM HAS NO VENTILATION | 112.00 |
| 3. | INT - BASEMENT - RIGHT -
OPEN WIRES NEED TO BE CAPPED AND COVERED | 113.50 |
| 4. | EXT - REAR -
FIRE ESCAPE HAS INADEQUATE BALUSTERS | 108.40 |
| 5. | INT - RIGHT SIDE -
STAIRS ARE MISSING BALUSTERS | 108.40 |
| 6. | INT - 2ND FL; RM #16 - RIGHT SIDE; FRONT
JUNCTION BOX IS OPEN | 113.50 |
| 7. | EXT - 2ND FL; RM #12 - LEFT SIDE; RIGHT REAR
WINDOW IS BROKEN | 106.30 |

HOUSING INSPECTION REPORT

Location: 273 Cumberland Ave
Housing Conditions Date: June 08, 1995
Expiration Date: August 07, 1995

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 - BASEMENT - LEFT -
HANDRAIL IS MISSING | 108.40 |
| 2. | INT - BASEMENT - LEFT REAR
BATHROOM HAS NO VENTILATION | 112.00 |
| 3. | INT - BASEMENT - RIGHT -
OPEN WIRES NEED TO BE CAPPED AND COVERED | 113.50 |
| 4. | EXT - REAR -
FIRE ESCAPE HAS INADEQUATE BALUSTERS | 108.40 |
| 5. | INT - RIGHT SIDE -
STAIRS ARE MISSING BALUSTERS | 108.40 |
| 6. | INT - 2ND FL; RM #16 - RIGHT SIDE; FRONT
JUNCTION BOX IS OPEN | 113.50 |
| 7. | EXT - 2ND FL; RM #12 - LEFT SIDE; RIGHT REAR
WINDOW IS BROKEN | 108.30 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 08, 1995

ANDREWS DAVID E, TRUSTEE
P.O. BOX 618
OXFORD ME 04270

Re: 273 Cumberland Ave
CBL: 026- - F-015-001-01
DU: 30 Rooms

Dear Mr. Andrews:

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".

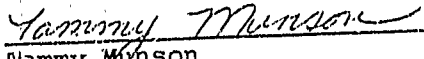
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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,



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

JULY 29, 1997

ANDREWS DAVID E, TRUSTEE
P.O. BOX 618
OXFORD ME 04270

Re: 273 CUMBERLAND AVE
CBI: 026- - F-015-001-01
DU: 0

Dear Mr. Andrews:

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

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

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 thirty (30) days. FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE MATTER'S BEING FILED WITH THE CITY'S CORPORATION COUNSEL FOR LEGAL ACTION.

Sincerely,

Arthur Rowe / Rec
Arthur Rowe
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

December 12, 1997

David E. Andrews, Trustee
P.O. Box 618
Oxford ME 04270

RE: 273 Cumberland Ave
CBL: 026- - F-015-001-01
DU: 0

Dear Mr. Andrews:

A re-inspection at the above noted property was made on December 4, 1997.

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 July 29, 1997.

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,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./Field Supv.