### CITY OF PORTLAND, MAINE MEMORANDUM

Lyle D. Noyes, Chief of Housing Inspections

DATE)/17/75

FROM:

Charles A. Lane, Assistant Corporation Counsel

SUBJECT:

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

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 horewith.

Assistant Corporation Counsel

CAL/Eh

Encl.

### CITY OF PORTLAND, MAINE MEMORANDUM

CHARLES A. LANE, ASSISTANT CORPORATION COUNSEL

LYLE D. NOYES, CHIEF OF HOUSING SINSPECTIONS

REQUEST FOR LEGAL ACTION AGAINST: SUBJECT:

DOROTHY BERRY 271-27 CUMBERLAND AVE. PORTLAND, MAINE

REGARDING:

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

DATED 3-1-73

2. ADMINISTRATIVE DECISION

DATED 5-10-73

3. FINAL NOTICE

DATED 10-24-73

witness:

MERLE GOUGH

271-273	CUMBERLA	of the attached notice(s) re	was personally delivered b	ry me d
	, ,	27 into the hands of	DOROTHY BERRY	at.
		, Maine.		
	• .	Mich to Dange	R. Housing Insp	
- IAI	AL NOTIC	City of Portland Health Dep	partment - Housing Division	, 1,
/ 11/1			•	

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- CONTRACTOR MOII	(See other side) : 1972 O - 480-743
A and Market and the American	1012 0 - 460-743

my d

October 24, 1973

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

Re: 271-273 Cumberland Avenue

Arthur A. Hughson, CPH MPH Health Myrector

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 Godes "Minimum Standards for Housing". Several relaspections have been made and we find thatyou have not compiled 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,

Chief of Housing Inspections EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE

First Floor - Apt. #6

Install a private 3-piece bathroom consisting of a flush tollat, lavatory, bathtub or shower within the confines of the apartment. SECTIONS Second Floor - Apt. #18
Install a private 3-piece bathroom consisting of a flush tollet, lavatory, bathtup or shower within the confines of the apartment.
-Repeir the loose celling-plaster in the 1/ving-room. Third Floor - Apt. #27
Repair the loose celling plaste Third Floor - Apt. #28
Install a private 3-piece bathroom consisting of a flush toilet, lavatory and bathtub or shower within the confines of the apartment.

DATE 7/18/74

LYLE D. NOYES CHIEF OF HOUSING INSPECTIONS

RE: 271-273 Cunh aue.

Cepies of all stems in this file to date sent to Henze History.

June 26, 1974

Mrs. Dorothy Berry 271-273 Cumberland Avenue Portland, Mains

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

Dear Mrs. Berry:

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 livebility established by Chapter 307 of the Municipal Codes.

Enclosed please fire a copy of our notice delivered to you by Hr. Gough  $\alpha_{\rm H}$  a prior data.

Sincerely.

Lyle D. Noyes Chief of Housing Inspections

LDN:krg

Enclesure

DATE 6/26/74

LYLE D. NOYES CHIEF OF HOUSING INSPECTIONS

241-273 Cumberland Que,

Reported the utterance of a veiled thust made by about to Hensing mapular muchan R Yough re: the posselility of luckly harm to supelf or fire to my shome to Delectine Joseph Pelletien - Police Dopt. unter dured me to place this note to

June 25, 1974 Mr. Lyle Noyes Botland, Maine Dear mr. mayes, On June 11, 1974 & wrote you requesting in writing efactly what you think Ishould doke in my 3 apartments My serior citizen tenants things stand now Please let me hear from you as som as possible. Sincerely, Dorothy Berry Referred to Inspector Gangh.

June 11, 1974

Mr. Lyle Noyer Halth Oest Entland Me.

Clar Mr. noys.

Clean let me brow in writing Spactly what you think should be blone in apts no. 6-18+28 at 271 Cumberland and

Sincerely Yours

Southy a. Berry

Referred to Inspector M. Hough

Tyled hours

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SENDER: Be sure to tollow instructions on other size decisions.

PLEASE FURNISH SERVICE(S) INDICATED BY CHICKED BLOCK(S).

(Additional charges required for these services)

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SIGNATURE OR NAME OF ADDRESSEE (Must always be filled to) CERTIFIED NO.

77050
INSURED NO. SHOW WHERE DELIVERED (Only I requested, and include 21F Cods) DATE DELIVERED

June 3, 1974

Ms. Dorothy Berry 27! Cumberland Avenue Portland, Maline

Dear Ms. Berry:

271-273 Cumberland Avanua - 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, certify eg that the conditions have been corrected.

Lyle D. Noyes

Chief of Housing Inspections

LDN: krg

271-273 Cimberland ave.
SENDER: Be sure to follow instructions on other side  SENDER: Be sure to follow instructions on other
DI EASE FURNISH SERVICE charges required to the total distribution of the service
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DATE DELITE
And the state of t

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 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.\Noyes Chief of Housing Inspections

LDN:gg

SENDER: Be sure to follow instructions on other side

PI EASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)

(Additional charges required for these services)

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INSURED NO.

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

TO 50 3

SHOW WHERE DELIVERED TO MAY IT requisited, and facture ZIP Code)

June 3, 1974

Mr. Phil Eddinger 271-273 Cumberland Avenue Fortland, Haine

Dear Mr. Eddinger:

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

A recent inspection by Housing Inspector Gough of the third floor, right spartment \$28 you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Standards for Hunsing) of the City -of Fortland Municipal Code and is hereby declared unfit for bussen habitation.

The somer, Mr. 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. Hoyes
Chief of Housing Inspections

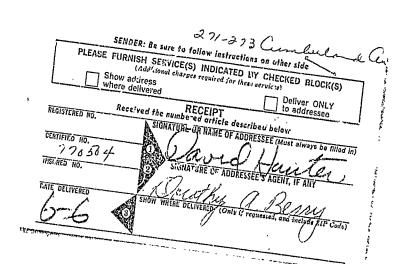
Inspector \_\_\_\_

LDNISS

9-2-4.

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7



June 3, 1974

Mr. David Hunter 271-273 Cumberland Avenue Portland, Maine

Dear Mr. Hunter:

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

A recent inspection by Housing Inspector Gough of the f-irst fluor right apartment 06 you are now occupying found that it does not meet the requirements of Chapter 307 (Minimum Stan-ords for Housing) of the City of Portland Municipal Code and is hereby declared unfit

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

Sincerely yours,

Lyle h. Moyes Chief of Rousing Inspections

LDN:gg

THE WAY

ADMINISTRATIVE HEARING DECISION City of Portland May 10, 1973 Health Department - Housing Division Tel. 775-5451 Ext. 226 Ms. Dorothy A. Barry 271=273 Cumberland Avenue Portland, Maine Re: Premises located at 271-273 Cumberland Avenue, Poetland, Maine Dear Ms. Berry: as a result of a reinspection and your request for additional You are hereby notified that\_ time May 3, 1973 on May 3, 1973, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below. X 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. Very truly yours, Arthur A. Hughson, CPH MPH Heal thy Director Chief of Housing Inspections Encl.

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#### NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND Location: 271-273 Cumberland Avenue
Project: NDP # 3
Issue4: 3-1-73
Expires: 5-1-73 Health Department - Housing Division Telephone 775-5451 - Extension 448

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

Dear Ms. Berry:

Portland, Maine, by Housing Inspector Gough . Violations Codes relating to housing conditions were found as described in detail below. . Violations of Puricipa

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 off it to arrange a satisfactory repair schedule if you are unable to make such repairs with the specified time. We will assume the repairs to be in progress if we do not near that you within the days from this date and, on reinspection within the time set forth above with contact that the promises have been begunet into compliance with Code Standar. anticipate that the premises have been brought into compliance with Code Standar

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

Very truly yours,

Arthur A, Hughson, CPH, MPH

Heal to Director Chief of Housing Inspect : cr

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"	. 4
*1. Replace the broken glass, third-floor-reer-hellway window.	·3-с
*2.—Determine the reason and remdy the condition that couses the signs of leakage of	•
-the-first-floor-front-hallway-wall(273-Gumberland)	3-a
3.—Replace the missing balusters, first floor front hallway stairway. (273 Cumberland)	3-d
#4. Replace the broken stair treads in the Gellar 273-Cumberland)	3-d
-5Install-a-main-electrical ground wire-in-the-celler. (273-Gumberland)-	8 <b>-</b> d
-A. Install a lock on the rear celler door, (273 Cumberland)	•
7. Replace the missing ceiling plaster in the cellar hallway (273 Cumberland)	3-b
8. Repair-the-broken-tollet-seat-in-25a-bathroom(third-floor2/3 Cumberland)	6-a_
*9.—Replace-the-leaking-skylight-in-the third-floor-hallway(273-Cumberland)	3-c
dO. Ropair the broken treads on the front porch. (27) Cumberland)	3-d
11.—Bealace the missing balusters, first floor front hallway stairway. (27) Cumberi and	3-d
12Replace the missing balusters, second-floor-front hall-stell way. (271 Cumberland)	3-d
13. Replace the missing balusters, third floor from hall stairway. (271 Cumberlane,	3-d
14. Replace-the broken-stalr-tread, third-floor-rear-hallway(271-fumberland)	3-d
15. Replace the missing door know, third floor rear hall door (27) Cumberland)	3-d-
16. Accomplish a general clean-up of the cellar by removing and properly disposing	
all-rubbish and debris.	4-c-

continued -

n	
271-273 Cumberland Avenue	
Second Floor - Apt. # 2  17. Repair the loose celling plaster.  18. Remove the temporary-wiring.	3-b 8-e
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.  20. Install one duplex outlet convenience in the bathroom.	6-a 
Second Floor - Apt. #9 21. Remove the temporary wiring.	8-e
Second Floor - Apt. #16  22. Repair the looss celling light.	8 <b>-e</b>
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.  -24: Install-one-duplex-outlet-conversion as in the living-room.	6-a -8-e
25.—Install one-duplex outlet convented to the living room wall.  26.—Remove—the—temporary wiring plaster in the living room.  27. Repair the loose celling plaster in the living room.	3-b 3-c 3-c
28. Repair the loose sast the the kitchen. 29. Provide a counter space in the kitchen. 30. Replace the missing plaster under the kitchen sink. 31. Repair the loose sash in the kitchen window. 32. Repair the loose sash of the pentry window. 33. Remove the temporary wiring on the pentry wall. 34. Repair the loose calling plaster in the pentry.	3+c 3-c
Third Floor - Apt. #22  -35. Remove the temporary wiring on the wall.	. <del>-8-e</del>
Third Floor - Apt. #24  -36. Repair the loose calling light.	8-0
Third Floor - Apt. #25 -37- Remove the temporary wiring.	- —8 <del>-e</del> -
Third Floor - Apt. #27 38. Repair the loose cailing plaster.	3-b
Thidd Floor - Apt. #28  39. Repair—the leaking—faucet—of the kitchen—sink.  40. Install a private 3 piece bathroom consisting of a tollet, lavatory and bathtub	6-a- 6-a
or shower in the confines of the apartment.  41. Install one duplex outlet-convenience in the bathroom.  41. Install one duplex outlet-convenience in the bathroom.	OUR

\* 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.

SENDER: Be sure to follow instructions on other side

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

Show to whom, date and address
where delivered

RECEIPT

Received the numbered article described below

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SIGNATURE OR NAME OF ADDRESSEE Must always be filled in)

OF 4445

OSTGRATURE OF ADDRESSEE AGENT, IF ANY
INSURED NO.

DATE DELIVERED

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

NOTICE OF HOUSING CONDITIONS CITY OF PORTLAND Health Department - Housing Division Location: 271-273 Cumberland Avenue Telephone 775-5451 - Extension 448 Project: NOP # 3 Issued: 3-1-73 Expires: 5-1-73 Ms. Dorothy A. Berry 271-273 Cumberland Avenue Portland, Maine Dear Ms. Borry: An examination was made of the premises at 271-273 Cumberland Avenue Portland, Maine, by Housing Inspector <u>Gough</u>. Violations o Codes relating to housing conditions were found as described in detail below. . Violations of Municipal 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 promises have been brought into compliance with Code Standards,

Very truly yours,

Arthur A. Hughson, CPH, MPH Health Director

decent, safe and sanitary housing.

Chief of Housing Inspections

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

See Replace the broken glass, third floor rear hallway window.

Determine the reason and readyly the condition that causes the signs of lack see of Sectionis the first floor front hallway wall, (273 Cumberland) Replace the missing balusters, first floor front hallway stairway. (273 Cumberland) Replace the broken stair treads in the celler. (273 Cumberland) install a main electrical ground wire in the cellar. (273 Cumberland) install a lock on the rear cellar door. (273 Cumberland) 3-d 8-d Replace the missing celling plaster in the celler hallway (273 Cumberland) Repair the broken tollet seat in the bathroom. (third floor - 273 Cumberland) 3-b 99. Replace the lacking skylight in the third floor hallest. (273 Cumberland) 6-a \*10. Repair the broken treads on the front porch. (271 Cumberland) 11. Replace the missing balusters, first floor front hallway stellway. (271 Cumberland) i2. Replace the missing balusters, second floor front hall stallway. (271 Cumberland) 3-d 3-d 13. Replace the missing balusters, third floor front hall staintey. (27) Cumberland) 3-d Replace the broken stair tread, third floor reer hallway. (271 Cumberland) 3-4 **414**。 3-d 15. 16. Replace the missing door know, third floor rear field door. (271 cumberland) Accomplish a general clean-up of the cellor by removing and properly disposing of 3-d all rubbish end debris. 4-0

Your cooperation will help this Department in its goal to maintain all Portland residents in

continued -

### 271-273 Cumberland Avenue

17. 18.	Second Floor - Apt. # 2 Repair the loose ceiling plaster. Remove the temporary wiring.	3-b 8-a
19. 20.	First Floor - Apt. # 6 Install a private 3 piece bathroom consisting of a tollet, lavatory, bathtub or shower in the confines of the apartment. Install one duplex cutlet convenience in the bathroom.	6-a
21.	Second Floor - Apt. #9 Remove the temporary wiring.	8-0
22.	Second Floor - Apt. #16 Repoir the loose calling light.	රිංද
23.	Second Floor - Apt. #18 Install a private 3 piece bathroom consisting of a toliet, lavatory, bathtub or	<b></b>
24.	shower in the confines of the epartment.	6-a
25.	install one duplex outlet convenience in the bathroom.	3-6
26.	install one duplex obelet convenience in the living-room.	8-e
27.	Remove the temporary wiring on the ilving room wall.	8-6
28.	Repair the loose celling plaster in the living room.	3-b
29.	Repair the loose sesh in the living room window.	3-c
-	Provide a counter space in the kitchen.	•
30.	Replace the sissing plaster under the kitchen sink.	<b>3</b> -b
31.	Repair the luose sash in the kitchen window.	3-c
32.	Repair the loose each of the pantry window.	3-6
33.	Remove the temporary wiring on the pentry wall.	8-a
34.	Repair the loose ceiling plaster in the pantry.	3-b
	Third Floor - Apt. #22	7-0
35.	Remove the temporary wiring on the well.	
	The state of the s	8-e
36.	Repair the loose ceiling light.	8-4
87.	Third Figor - Apt. #25 Remove the temporary wiring.	8-0
88.	Third Floor - Apt. #27 Repair the loose celling plaster.	
	Thied Floor - Apt, #28	3-b
10	Found the ball by	
ю. Ю.	Repair the loaking faucet of the kitchen sink.	6-0
rv .		
a1 .	or shower in the confines of the epartment.	6-a
7 8 4	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.

The state of the s	SENDER: Be sure to follow instructions on other side
PLEAS	E FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)  (Additional charges regulied for these services)  Show to whom, date and address where delivered  Deliver ONLY to addressee,
E REGISTERED NO.  CERTIFIED NO.  MY HOST	RECEIPT  Received the numbered article described below  SIGNATURE OF NAME OF ADDRESSEE (Must always be filled in)  SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
8 83/	SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

Miles Da

LDN/9-71 NOTICE OF HOUSING CONDITIONS CITY OF PORTLAND Health Department - Housing Division Location: 271-273 Cumberland Avenue Telephone 775.5451 - Extension 226 Project: 110P#3 | Issued: 8/30/7 8/30/72 Expires: 9/30/72 Ms. Dorothy A. Berry 271-273 Cumberland Avenue Portland, Maine Dear Hs. Berry: An examination was made of the premises at Portland, Maine, by Housing Inspector McIsaac . Violatic relating to housing conditions were found as described in detail below. 271-273 Cumberland Avenue Violations of Municipal Codes In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before <u>September 30, 1972</u>. 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 Very truly yours, Arthur A. Hughson, CPH, MPH Harold II. In Irace of Housing Inspections EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -1. Replace the loose plaster on the first, second and third floor front hall cellings at 271 and 273 Cumberland Avenue. Replace the broken glass in the thid floor rear hall window. 3(b) Replace the rotted stair treads on the fire escape. Replace the broken roof boards on the first floor rear porch. Second Floor Apartment #15 - 271 Cumberland Avenue Replace the broken glass over the spartment door. 3(c) \* FIRST PRIORITY OS 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

3~d

continued

Determine the reason and remedy the condition that causes the water to leak

Replace the missing balusters, first floor front hallway at 273 Cumberland Replace the worn stair treads in the cellar, at 273 Cumberland ce the broken stair treads in the cellar, at 273 Cumberland

granted on attached "Administrative Hearing Decision"

in the first floor front hallway at 273 Cumberland

	2/1-2/) Cumberrand Ave - Continued	
0.		8-е
١.	Install a lock for the basement door, at 273 Cumberland.	
2.	Replace the missing ceiling plaster in the basement hallway at 273 Cumberland	3-b
3.	Repair the broken toilet seat in the third floor common bathroom.	3-a
4.	Replace the leaking skylight, third floor hallway, at 273 Cumberland.	3 <b>-</b> c
5.	Replace the broken treads on front steps at 271 Cumberland.	3-d
6.	Replace the missing balusters in the first floor hallway at 271 Cumberland	3-d
7.	Replace the missing balusters in the second floor hallway at 271 Cumberland	3-d
8.	Replace the missing balusters in the third floor hallway at 271 Cumberland.	3-d
9.	Replace the broken stair tread in the third floor rear hall stairway at 271 Cumberlar	nd3-d
0.	Replace the missing door knob in the third floor rear hall door, at 271 Cumberland.	3-d
!1.	Make a general clean-up of the cellar at 271 and 273 Cumberland Ave.	4 <b>-</b> 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.		8-е
26.		3-b
27.		3-c
28.	Provide a counter space in the kitchen.	

29. Replace the missing wall plaster under kitchen sink.
30. Repair the loose sash in the kitchen window.
31. Replace the loose sash in the pantry window.
32. Remove the temporary wiring in the pantry.
33. Repair the loose ceiling plaster in the pantry. 3-c 3-c 3-c 8-e 3-b  $\frac{\text{Apartment } \#28}{34. \quad \text{Install a private 3 pieces vathroom.}}$ 6-a

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### HOUSING INSPECTION REPORT

OWNER: Dorothy Berry

LCCATION: 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.

SEC.(S)

108-4

1. REAR CELLAR - stairs - missing handrall.

MOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE = € 30 RU

Department of Planning & Urban Development CH. 26 BLK. F LOT 15
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346 LOCATION: 271-273 Cumb. Ave.

Dorothy Berry PROJECT: NCP-NDP
273 Cumberland Avenue ISSUED: September 19, 1986
Portland, ME 04101 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 Ordinace (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

Services

P. Samuel Hoffses Chief of Inspectio

ment Officer - Arthur Rowe (10)

Attachments

jmr

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C BBBSL MIFI



## 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.

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 'wrentory, it shall be the policy of this department to inspect each residential building at least once every five years. Although a property is imbject 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 Davelopment

Arthur Rowe (9)

Code Enforcement Officer

1. 1/5

NOTICE OF HOUSING CONDITIONS

CITY OF FORTLAND, MAINE

=₩<u>= 30 RU</u>

Department of Planning & Urban Development

Inspection Services Division Tel. 775-5451 - Ext. 311 - 346

Dorothy Berry 273 Cumberland Avenue Portland, ME 04101

CH. 26 BLK. F LOT 15

LOCATION: 271-273 Cumb. Ave.

PROJECT: NCP-NDP

September 19, 1986 ISSUED: EXPIRES: November 19, 1986

Dear Ms. Berry:

You are hereby notified, as owner or agent, that an inspection was made of the premises 

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

> P. Samuel Hoffses Chief of Inspection

Code Enforcement Officer - Arthur Rowe (10)

Attachments ,

HOUSING INSPECTION REPORT

OWNER: Dorothy Berry

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

NCB-NDB

CODE ENFORCEMENT OFFICER: Arthur Rowe (10)

. EXP

HOUSING CONDITIONS DATED: Sept. 19, 1986

EXPIRES: Nov. 19, 1986

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

SEC.(S)

108-4

1. REAR CELLAR - stairs - missing handrail.

100 1

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 inspect: 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 Mynson

Code Enfc. Offr./ Field Supv.

389 Congress Street • Portland, Maine 04101 · (207) 874-8704 • FAX 874-8716 • TfY 874-8936

### HOUSING INSPECTION REPORT

Locat n: 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 - CASEMENT - LEFT -	108.40
HANDRAIL IS MISSING 2. INT - BASEMENT - LEFT REAR	112.00
BATHROOM HAS NO VENTILATION  310 OTHER BASEMENT - RIGHT -	113.50
OPEN WIRES, NEED TO BE CAPPED AND COVERED	108.40
FIRE ESCAPE HAS INADEQUATE BALUSTERS  5. INT - RIGHT SIDE -	1.08.40
STAIRS ARE MISSING BALUSTERS  6. INT - 2ND FL; RM #16 - RIGHT SIDE; FRONT	113.50
JUNCTION BOX IS OPEN  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 -	108.40
	HANDRAIL IS MISSING INT - BASEMENT - LEFT REAR	112.00
2.	BATHROOM HAS NO VENTILATION	113.50
3.	INT - BASEMENT - RIGHT - OPEN WIRES NEED TO BE CAPPED AND COVERED	108.40
4.	EXT - REAR - FIRE ESCAPE HAS INADEQUATE BALUSTERS	108.40
5.	INT - RIGHT SIDE - STAIRS ARE MISSING BALUSTERS	
б.	INT - 2ND FL; RM #16 - RIGHT SIDE; FRORT	113.50
7.	JUNCTION BOX IS OPEN EXT - 2ND FL; RM #12 - LEFT SIDE; RIGHT REAR	108.30
	WIRDOW IS BROKEN	

Inspection Services P. Samuel Hoffses Chief



**大型工作的工作,不是工作的工作的工作,不是一个工作的工作,不是一个工作的工作,不是一个工作的工作,不是工作的工作的工作。** 

Planning and Urban Develorment Joseph E. Gray Jr. Director

### CITY OF PORTLAND

June 08, 1995

9 6 - pag - 3

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 Thispections 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.

You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, Please Note: 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,

Taniny Munison Tammy Mynson

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

一种对一、种物种和中心,也也是我是否的对外的外面的对象。

CBL: 026-- F-015-001-01

DU: 0

Dear Mr. Andrews:

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

1. INT - OVERALL - 113.50

1. INT - OVERALL - 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

Code Enforcement Officer

arthur Rowe/lec

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

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নিষ্ঠিত কৰা স্বস্থা। অন্তৰ্ভত কৰা

David E AndrewsTrustee P.O. Box 618 Oxford ME 04270

RE: 273 Cumberland Ave

CBL: 026--F-015-001-01

DU: 0

Dear Mr. And. wws

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, and

Arthur Rowe
Code Enforcement Officer

Tammy Munson

Code Enfc. Offr./Field Supv.

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8936