

4345 CEDAR STREET

2 L V B B

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Michael Miller (Owner)
9 Ross Road
Scarborough, Me. 04074

Sherman Howland (Agent)
45 Cedar St.
Portland, Me. 04101

DU 2

Ch. 26 Blk. A Lot 9
Location: 43-45 Cedar St.

Project: GEN.
Issued: November 17, 1982
Expires: February 17, 1983

Dear Mr. Miller:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 43-45 Cedar St., Portland, Me. by Code Enforcement Officer Gayton Bartlett.

Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 February 17, 1983. 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 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 decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

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

NC - Bartlett
Code Enforcement Officer - G. Bartlett (6)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Michael Miller (Owner) CODE ENFORCEMENT OFFICER - G. Bartlett (6)
43-45 Cedar Street, Portland, Maine 26-A-9 GEN. Notice of Housing Conditions
DATED: November 17, 1982 EXPIRES: February 17, 1982

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

	SEC. (S)
1. OVERALL - roof - worn shingles.	3-a
* 2. OVERALL - yard - excessive - trash and debris.	4-d
3. LEFT EXTERIOR - foundation - missing bricks and mortar.	3-a
* 4. OVERALL BUILDING - broken and missing glass and/or sashes.	3-c
5. FIRST FLOOR LEFT REAR - door - damaged door.	3-d
6. FIRST FLOOR RIGHT - stairway - missing stairway.	3-d
7. LEFT CELLAR - stairway - missing tread.	3-c
8. LEFT REAR CELLAR - door - broken frame. "	6-d
* 9. Missing plumbing for water supply.	6-d
<u>FIRST AND SECOND FLOOR LEFT</u>	
*10. Missing 3-piece bathroom facilities.	3-c
*11. OVERALL - windows - broken and missing glass.	3-c
12. OVERALL - windows - missing counterbalance cords.	8-e
*13. SECOND FLOOR BEDROOM - ceiling - missing light fixtures.	3-b
14. SECOND FLOOR BEDROOM - walls - missing drywall.	3-b
15. FIRST AND SECOND FLOOR STAIRWAY - ceiling - loose and broken plaster.	3-b
16. DININGROOM - ceiling - loose and broken plaster.	3-e
*17. WHOLE - chimney - loose and missing bricks and mortar.	6-d
<u>FIRST AND SECOND FLOOR RIGHT</u>	
*18. Missing 3-piece bathroom facilities.	3-b
19. BATHROOM AND LIVINGROOM - ceiling - peeling paint.	3-b
20. LIVINGROOM & FIRST FLOOR REAR BEDROOM CLOSET - ceiling - loose and missing plaster.	3-c
21. OVERALL - windows - broken and missing glass, sash and counterbalance cords.	3-b
22. SECOND FLOOR HALL - ceiling - broken and missing plaster.	3-b
23. SECOND FLOOR RIGHT MIDDLE AND REAR BEDROOM - ceilings - broken and missing plaster.	3-e
*24. WHOLE - chimney - loose and missing bricks and mortar.	

*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.

November 17, 1982

Michael Miller
9 Ross Road
Scarborough, Maine

COPY TO: Sherman Howland
45 Cedar Street
Portland, Maine

Re: 43-45 Cedar Street, Portland, Maine
26-A-9

Dear Mr. Miller:

As owner or agent of the above referenced property you are again notified that the structure has been declared unfit for human occupancy and must be vacated.


You must take immediate steps to vacate 43 Cedar Street now occupied by Dwayne Collins, and 45 Cedar Street now occupied by Sherman Howland. The structure is to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than November 28, 1982.


- a. The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By 
Lyle D. Woyts
Inspection Services Division


G. Bartlett
Code Enforcement Officer (6)

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 45 Cedar Street PORTLAND, MAINE, WAS PERSONALLY
DELIVERED BY ME AT 4:15 P.M. ON November 17 19 82
INTO THE HANDS OF John Emerson AT Portland MAINE.
(To give to Sherman Howland)

- (1) NOHC
- (2) Post & secure notice
- (3) Vacates notice to vacate
- (4) Stop order

Norton C. Bartlett
CODES ENFORCEMENT OFFICER
INSPECTION SERVICES DIVISION
CITY OF PORTLAND, MAINE

Dear Mr. Howland:

The above referenced property you are now occupying has been found to not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and has been declared unfit for human habitation.

The owner, Michael Miller, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the premises.

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

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

NC Bartlett
G. Bartlett
Code Enforcement Officer (6)

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 43 Cedar Street PORTLAND, MAINE, WAS PERSONALLY
DELIVERED BY ME AT 4:15 P.M. ON November 17th 1982
INTO THE HANDS OF Michael Collins AT Portland MAINE.

Yacate notice

Horton C. Bortlett
CODES ENFORCEMENT OFFICER
INSPECTION SERVICES DIVISION
CITY OF PORTLAND, MAINE

November 17, 1982

~~BBF~~
Dwayne Collins, et al
43 Cedar Street
Portland, Maine

Re: 43 Cedar Street, Portland, Maine
26-A-9

Dear Mr. Collins:

The above referenced property you are now occupying has been found to not meet the standards of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and has been declared unfit for human habitation.

The owner, Michael Miller, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the premises.

Sincerely,
Joseph B. Gray, Jr., Director
Planning & Urban Development

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

G. Bartlett
G. Bartlett
Code Enforcement Officer (6)



CITY OF PORTLAND

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

November 16, 1982

Michael Miller
9 Ross Road
Scarboro, Maine 04074

COPY TO: Sherman Howland
45 Cedar Street
Portland, Maine

Re: 43 - 45 Cedar Street
C-B-L 29-A-9

Dear Mr. Miller:

As a result of a complaint and investigation, I am hereby placing a stop order on all work being done at 43 - 45 Cedar Street (BOCA Building Code - Section 118.1 & 118.2). You are required to obtain approved all necessary building, plumbing and electrical permits. Failure to comply will result in court action.

This building is still posted as of January 7, 1981. The property is to remain vacant until all housing code violations have been corrected.

Sincerely,

Gayton C. Bartlett
GAYTON C. BARTLETT,
CODE ENFORCEMENT OFFICER

GCB/mlb

City of Portland

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name BARNETT

2) Insp. Date	3) Insp. Type	4) Proj. Code	5) Assr's: Chart	6) Bl.	7) Lot	8) Census: Tract	9) Blk.	10) Insp.	11) Form No.	
		G 07	26	A	9			6		
12) House No.	13) Sec H. No.	14) Suff.	15) Direct	16) Street Name				17) St. Design.		
43-45				CEDAR ST						
18) Owner or Agent: MICHAEL MILLER (owner)				SHERMAN HOWLAND (agent)				19) Status	20) Bldg's Rat.	
21) Address: 9 ROSS RD				45 CEDAR ST				ABO	4	
22) City and State: SCAR, ME 04074						PTD, ME 04101				Zip Code:

23) D. Units	24) Occ. D U. s.	25) Rm. Units	26) Occ R U s	27) No. Occupants	28) Com'l U.	29) Bldg Type	30) Stairs	31) Const. Mat.	32) O. Bs
2	2-Illegal			4+		DE	2	WS	
33) C.H.	34) Photo	35) Zoned For	36) Acc. to Land Use	37) D.D.	38) Lks. Ad lth Fac	39) Disp	40) Closing Date		
NO	NO	RE	RE		Yes				

Viol. No.	Remedy	Cond.	Violation Description	F1 No.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
1		W/O	SHINGLES		OA	RO	2	3A	
*2			EXCESSIVE TRASH & DEBRIS		OA	YA	2	4D	
3		MI	BRICKS & MORTAR		EX	EX FO	2	3A	
*4		BO/MI	GLASS AND/OR SASHES		OA	BUILDING	2	3c	
5		DAM	DOOR		1st	LER DO	2	3c	
6		MI	STAIRWAY		1st	RI SRWY	2	3D	
6/7		MI	TREAD		1E	CE SRWY	2	3D	
7/8		RR	FRAME		1ER	CE DO	2	3c	
*8/9		MI	PLUMBING FOR WATER SUPPLY				2	6D	

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date: 11/17/82

2) INSP. #45 CEDAR

3) FORM NO. 06

4) TENANT'S NAME: SWERMAN HOWLAND

5) Flr. #: 1/2

6) Location: LE DU

7) Rmg. Tp. 6

8) #Rms. 1

9) #Peo. -

10) #All'd 3

11) Slp. Rms.

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egrese

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No. Remedy Cond. Violation Location Room Type Area Tyne Resp. Party Code Sect. Violation Rem. - Date

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Tyne	Resp. Party	Code Sect. Violated	Violation Rem. - Date
*8		MI	3PIECE BATHROOM FACILITIES				2	6D	
*9		BR/M	GLASS	OA		WIS	2	3C	
10		MI	COUNTER BALANCE CORDS	OA		WIS	2	3C	
*11		MI	LIGHT FIXTURES	2ND	BE	CL	2	8E	
12		MI	DRY WALL	2ND	BE	WA'S	2	3B	
13		LO/BR	PLASTER	1st-2d	SRWY	CL	2	3B	
14		LO/BR	PLASTER		DI	CL	2	3B	
*15		LO/MI	BRICKS & MORTAR		WHOLE	CH	2	3E	

City of Portland

DWELLING UNIT SCHEDULE

Housing Inspection Division

1) INSP. Date

11/17/82

#43 CEDAD

2) INSP.

06

3) FORM NO.

4) TENANT'S NAME

COLLINS

5) Fir. #

1/2

6) Location

RI

7) Rmg. Tp.

DJ

8) #Rms.

6

9) #Peo.

3

12) Child Under 10

13) Child 1-6

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

#16

*18

MI

3 piece bathroom facilities

BA

LI

CL

2

3B

#17

19

PE

PAINT

6LI

CL

2

3B

#18

20

W/MI

PLASTER

1st RE/BE CLOSET

CL

2

3B

#19

21

W/MI

GLASS, SASH & COUNTER BALANCE CONDS

2nd

WA

CL

2

3B

#20

22

RE/MI

PLASTER

2nd

RE/RE

BE CL

2

3B

#21

23

W/MI

PLASTER

WHOLE

CH

2

3E

#22

*24

W/MI

BRICKS & MORTAR

REQUEST FOR SERVICE /

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	11-15-82	BY	Joyce	DISTRICT	Clayton
REQUEST BY	NAME	Mrs. Tevaman 7730549			
	ADDRESS	44 Cedar St. - Neighbors			
OWNER	NAME				
	ADDRESS				
CONDITIONS	ADDRESS	42-45	Cedar St.	<i>Justified</i>	

Boarded windows, debris in ~~front~~ broken window.

COMP, JUSTIFIED → STOP ORDER WITH CLEAN UP NOTICE INCLUDED TO BE SENT

COMMENTS: Last file entry secure order in July '82. Phoned complainant, she says one side occupied and tenants moving into other side.

SPECIAL INSTRUCTIONS: Also New Owner letter & reporting letter to be sent

DIVISION	SANITATION	HOUSING	NURSING
	ROUTINE	SPECIAL	BY
PRIORITY	URGENT	REPORT TO	DATE

P31 0925661

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO		Mr. Michael Miller	
STREET AND NO.		c/o Lawrence Gross	
PO STATE AND ZIP CODE		01A St. Lawrence St.	
POSTAGE		City 04101	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE		
	SPECIAL DELIVERY		
	RESTRICTED DELIVERY		
	OPTIONAL SERVICES	SHOW TO WHOM AND DATE DELIVERED	
	RETURN RECEIPT SERVICE	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY	
		SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	
		SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
TOTAL POSTAGE AND FEES		\$	
POSTMARK OR DATE			

PS Form 3800, Apr 1976

RF. 43-45 Cedar St. - Bartlett (6)

PS Form 3811, Jan 1978

● SENDER. Complete items 1, 2, and 3.
*Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one)

- Show to whom and date delivered.....e
- Show to whom, date and address of delivery.....e
- RESTRICTED DELIVERY.
Show to whom and date delivered.....e
- RESTRICTED DELIVERY.
Show to whom, date, and address of delivery.....e

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
Mr. Michael Miller
c/o Lawrence Gross
91A St. Lawrence St., City 04101

3. ARTICLE DESCRIPTION.

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	7925661	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

ROCKFORD, ME
JUL 30 1987
U.S. MAIL

★GPO : 1978-500-489

Re: 43-45 Cedar St. - Bartlett (6)

RETURN RECEIPT FOR REGISTERED, INSURED AND CERTIFIED MAIL



CITY OF PORTLAND

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

July 27, 1982

Mr. Michael Miller
c/o Lawrence Gross
91A St. Lawrence Street
Portland, Maine 04101

Re: 43-45 Cedar St. 26-A-9 Gen.

Dear Mr. Miller:

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

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

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before August 7, 1982.

If you have any questions regarding this action, you may contact this office by calling 775-5451, Ext. 311 or 318.

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

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

Houston C. Bartlett
CODE ENFORCEMENT OFFICER - Bartlett (6)

jmr

HEWES, CULLEY, FEEHAN AND BEALS

ATTORNEYS AT LAW
178 MIDDLE STREET
P. O. BOX 7240
PORTLAND, MAINE 04112-7240

TELEPHONE
207-774 1488

RICHARD D HEWES
PETER W CULLEY
JOHN G FEEHAN
GEORGE W BEALS
MARTICA F SAWIN
STEPHEN C WHITING
THOMAS J QUINN
STEPHEN W DEVINE
JOHN F LAMBERT, JR

April 2, 1982

Mr. Marland Wing
Department of Urban Development
Portland City Hall
389 Congress Street
Portland, Maine 04101

Re: Paul and Betty Silver vs. Michael Miller

Dear Marland:

First, I want to thank you for going to court with Mr. and Mrs. Silver on March 30, 1982.

This case has been rescheduled for trial for May 4, 1982 at 9:00 a.m. I would appreciate it if you would once again agree to testify at trial. If so, please come to my office at 8:45 a.m. on May 4th. If you cannot attend the trial on May 4th, please notify me at once.

Also, please notify me if you need another Subpoena to appear on May 4th.

Thank you for your cooperation.

Very truly yours,



Stephen C. Whiting

SCW/tp

HEWES, CULLEY, FEEHAN AND BEALS
ATTORNEYS AT LAW
178 MIDDLE STREET
P. O. BOX 7240
PORTLAND, MAINE 04112 7240

TELEPHONE
207-774 1486

RICHARD D HEWES
PETER W CULLEY
JOHN G FEEHAN
GEORGE W BEALS
MARTICA F SAWIN
STEPHEN C WHITING
THOMAS J QUINN
STEPHEN W DEVINE
JOHN F LAMBERT, JR
ALISON A DENHAM

April 26, 1982

Mr. Marland Wing
Department of Urban Development
Portland City Hall
389 Congress Street
Portland, Maine 04101

Re: Paul and Betty Silver vs. Michael Miller

Dear Marland:

The trial of this case has been postponed until May 18, 1982 at 9:00 a.m. I would appreciate it if you would come to my office at 8:45 a.m. on May 18th.

If you cannot attend the trial on May 18th, please notify me at once.

I will send you another Subpoena sometime before May 18th.

Thank you for your cooperation.

Very truly yours,



Stephen C. Whiting

SCW/tp

State of Maine

Cumberland, ss.

Subpoena

To Marland Wing, Housing Inspector
City of Portland, Maine

GREETINGS:

You are hereby Required, in the name of the State of Maine, to make your appearance before the Judge of the District Court, holden at Portland, within and for the County of Cumberland, on the 4th day of May, A. D. 19 82, at 9:00 o'clock a.m. to give evidence of what you know relating to an Action then and there to be heard and tried betwixt

Paul Silver and Betty Silver Plaintiffs
and
Michael Miller Defendant

And You are Likewise Required to bring and produce at the time and place aforesaid, any and all inspection reports, notes, and other documents relating to inspections at 43 Cedar Street, Portland, Maine.

now in your custody or under your control, and all other deeds, evidences and writings, which you have in your custody or power, concerning the premises.

Hereof Fail Not, as you will answer your default under the pains and penalties of the law in that behalf made and provided.

Dated at Portland, the 30th day of April
A. D. 19 82.

Patricia A. Cason Clerk

State of Maine

Cumberland _____, ss.

Subpoena

To Marlin Wing, Housing Inspector
City of Portland, Maine

GREETINGS:

You are ~~Hereby~~ **Required**, in the name of the State of Maine, to make your appearance before the Judge of the District _____ Court, holden at Portland _____, within and for the County of Cumberland, on the 30th day of March _____ A. D. 19 82, at 9:00 o'clock a.m. to give evidence of what you know relating to an Action _____ then and there to be heard and tried betwixt _____

Paul Silver and Betty Silver

Plaintiff s

and _____

Michael Miller

Defendant

And You are ~~Likewise~~ **Required** to bring and produce at the time and place aforesaid, any and all inspection reports, notes, and other documents relating to inspections at 43 Cedar Street, Portland, Maine

now in your custody or under your control, and all other deeds, evidences and writings, which you have in your custody or power, concerning the premises.

~~Hereof~~ **Hail Not**, as you will answer your default under the pains and penalties of the law in that behalf made and provided.

Dated at Portland _____, the 29th day of March,

A. D. 19 82

Patricia A. Carson

Clerk

State of Maine

Cunha ss.

On the 3RD day of May

A. D. 1980

I summoned the within-named Marland Wing

to appear as within directed, by SERVICE IN HAND

and attested copy of this Subpoena, and at the same time I tendered and paid to Marland Wing

the sum of Eleven dollars

and no cents as fees for travel and one day's attendance.

Teresa A. Pike

FEES:—Travel, Service, Copy, Witness fee, \$

MY COMMISSION EXPIRES MARCH 9 1985

Docket No. 82-SC-114

Subpoena duces tecum

Paul Silver and Betty Silver

vs.

Michael Miller

State of Maine

Cumberland, ME.

On the 29th day of March A. D. 1982

I summoned the within-named Marlin Wing

to appear as within directed, by GIVING HIM IN HAND

a true and attested copy of this Subpoena, and at the same time I tendered and paid to said Marlin Wing the sum of Eleven dollars and no cents as fees for travel and one day's attendance.

Teresa A. Pike

Teresa A. Pike

FEES:—Travel, \$
Service,
Copy,
Witness fee,

Notary Public
My commission expires 3/9/86

Docket No. 82-SC-114

Subpoena duces tecum

Paul Silver and
Betty Silver

vs.

Michael Miller

REQUEST FOR SERVICE 43 Paul Silver PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	1/5/81	BY	Wycl	DISTRICT	
REQUEST	NAME	Mrs. Fred Warren - No phone			
10 ^{BY} Rainbow Crest	ADDRESS	43 (45) Cedar St. - 915 St. Lawrence St.			
OWNER	NAME	Michael Miller - Lawrence Cross Manager			
Fallbrook, Cal.	ADDRESS	California (723-2696)			
CONDITIONS	ADDRESS	45 Cedar St. - Right side			

No heat for 1 month. Broken furnace, pipes, no hot water. Someone home at all times.
 (No water at all)

COMMENTS	43 Ex	VACIIF
	45 24 hrs.	No Heat } PN
	LD to	No Water } PN
SPECIAL INSTRUCTIONS	45 side	1-6-81
		Mulling

DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE

43-45 Cedar

1-5-81 Complaint

1-7

43 - posted by M.W. for 14-a, VN to Silver
45 - order to restore heat and water by M.W.

1-20

43-45 NOHC by M.W. - 4S it's not
45 Posted by M.W. for 14b

✓ 1-21

Vacate notice hand delivered to Warren by G.B.

P28 8659177

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO		Mr. Michael Miller	
STREET AND		C/O Lawrence Gross	
CITY AND STATE		Portland, Maine 04101	
POSTAGE		\$	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE		
	SPECIAL DELIVERY		
	RESTRICTED DELIVERY		
	OPTIONAL SERVICES		
	RETURN RECEIPT SERVICE		
	SHOW TO WHOM AND DATE DELIVERED		
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY		
	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		
TOTAL POSTAGE AND FEES		\$	
POSTMARK OR DATE			

Re: 43-65 Cedar St. - Wing

PS Form 3800, Apr 1976

PS Form 3811, AUG. 1978

SENDER: Complete items 1, 2, and 3. Add proper address in the "RETURN TO" space on the back.

1. The following service is requested (check one).
- Show to whom and date delivered
 - Show to whom, date, and address of delivery
 - RESTRICTED DELIVERY
Show to whom and date delivered
 - RESTRICTED DELIVERY
Show to whom, date, and address of delivery, \$ _____
(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
 Mr. Michael Miller
 c/o Lawrence Gross
 91A St. Lawrence St., City 04101

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	8659177	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Address Authorized Agent

Lawrence W. Gross

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

PORTLAND, ME





CITY OF PORTLAND

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

January 20, 1981

Mr. Michael Miller
c/o Lawrence Gross
91A St. Lawrence Street
Portland, Maine 04101

Re: 45 Cedar Street 26-A-10 Gen.

Dear Mr. Miller:

As owner or agent of the property located at 45 Cedar St., Portland, Me., you are hereby notified that as the result of a recent inspection the duplex apartment (#45) is hereby declared unfit for human occupancy.

You must take immediate steps to vacate the apartment now occupied by Mr & Mrs. Fred Warren, and it is to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than January 29, 1981.

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

By Lyle H. Hayes
Lyle H. Hayes,
Inspection Services Division

Marland Wing
Code Enforcement Officer - Wing

jmr

928 8659149

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

SENT TO		
Mr. Michael Miller		
c/o Lawrence Gross		
91A St. Lawrence St.		
P.O., STATE AND ZIP CODE		
Portland, Maine 04101		
POSTAGE		\$
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	
	SPECIAL DELIVERY	
	RESTRICTED DELIVERY	
	OPTIONAL SERVICES	
	RETURN RECEIPT SERVICE	
	SHOW TO WHOM AND DATE DELIVERED	
	SHOW TO WHOM AND ADDRESS OF DELIVERY	
	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		

Re: 43-45 Cedar St. - WINF

PS Form 3800, Apr. 1976

63811 AUG 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

• UNDER Complete items 1, 2, and 3
Add your address in the "RETURN TO" space on reverse

- 1 The following service is requested (check one)
- Show to whom and date delivered _____
 - Show to whom, date, and address of delivery _____
 - RESTRICTED DELIVERY
Show to whom and date delivered .. _____
 - RESTRICTED DELIVERY
Show to whom, date, and address of delivery \$ _ _ _
- (CONSULT POSTMASTER FOR FEES)

2 ARTICLE ADDRESSED TO:

Mr. Michael Miller
c/o Lawrence Gross 04101
91A St. Lawrence Street, Port., Me.

3 ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	R659149	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

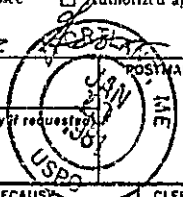
4. DATE OF DELIVERY

POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE

CLERK'S INITIALS



Re. 43-45 Cedar St. - Wint



CITY OF PORTLAND

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

January 7, 1981

43 → 10 5 } Children
 9 3 }
 7 }
45 → 18 }
 16 }
 15 }
 14 }
 12 }
 1 }

Mr. Michael Miller
c/o Lawrence Gross
91A St. Lawrence Street
Portland, Maine 04101

Re: 43 Cedar Street 26-A-9

Dear Mr. Miller:

As owner or agent of the property located at 43 Cedar St., Portland, Me., you are hereby notified that as the result of a recent inspection the duplex apartment is hereby declared unfit for human occupancy.

You must take immediate steps to vacate the apartment now occupied by Mr. Paul Silver, and it is to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than January 16, 1981.

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector Harland Wing
Harland Wing

jmr

C 4 ✓ BB

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 2

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

Ch.-Blk.-Lot: 26-A-9-10
Location: 43-45 Cedar St.

Project: NCP-GEN.
Issued: January 20, 1981
Expires: March 20, 1981

Mr. Michael Miller
c/o Lawrence Gross
91A St. Lawrence Street
Portland, Maine 04101

Dear Mr. Miller:

As owner or agent, you are hereby notified that an examination was made of the premises at 43-45 Cedar Street, Portland, Maine, by Housing Inspector 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 March 20, 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 P. Noyes
Lyle P. Noyes,
Inspection Services Division

Marland Wing
Code Enforcement Officer - Wing

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Michael Miller

CODE ENFORCEMENT OFFICER: Wing

43-45 Cedar St., Portland, Me. 26-A-9-10 NCP-GEN Notice of Housing
 Conditions DATED: January 20, 1981 EXPIRES: March 20, 1981

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

	<u>SEC.(S)</u>
1. OVERALL EXTERIOR - roof - missing shingles.	3-a
2. RIGHT FRONT EXTERIOR - foundation - missing mortar.	3-a
3. OVERALL EXTERIOR - walls - missing siding.	3-a
* 4. OVERALL EXTERIOR - windows - broken glass.	3-c
5. RIGHT FRONT EXTERIOR - door - broken panel.	3-d
6. RIGHT REAR EXTERIOR - door - broken boards.	3-d
7. LEFT CELLAR - walls and ceiling - missing plaster.	3-b
* 8. OVERALL CELLAR - ceiling - inoperative light fixtures.	8-e
9. OVERALL CELLAR - ceiling - broken pipes.	6-d
* 10. OVERALL CELLAR - floor - illegal extension cords.	8-e
11. FIRST FLOOR LEFT FRONT HALL - ceiling - missing plaster.	3-b
12. FIRST FLOOR LEFT FRONT EXTERIOR - door - broken glass.	3-d
13. CELLAR - floor - rotted boards.	3-b
14. OVERALL INTERIOR - cellar - broken pipes.	6-d
15. RIGHT FRONT CELLAR - windows - missing stops and glass.	3-c
16. REAR INTERIOR - wall - missing mortar.	3-a
17. RIGHT CELLAR - boiler - broken bearing assembly.	9-c
18. RIGHT CELLAR - boiler - missing control cover (relay).	9-c
* 19. RIGHT CELLAR - boiler - broken piping.	9-c
20. REAR CELLAR - ceiling - inoperative light fixture.	8-e
 <u>FIRST AND SECOND FLOOR RIGHT</u>	
* 21. KITCHEN - wall - inoperative receptacle.	8-e
22. KITCHEN - wall - missing receptacle cover.	8-e
23. KITCHEN AND BATHROOM - faucets - no hot or cold water.	6-d
24. KITCHEN AND LIVINGROOM - ceiling - missing plaster.	3-b
25. STOREROOM - wall - inoperative receptacle.	8-e
26. STOREROOM - wall - missing plaster.	3-b
27. STOREROOM - door - missing knob.	3-b
28. SECOND FLOOR HALL - stairs - missing baluster.	3-b
29. SECOND FLOOR HALL - stairs - loose hand rail.	3-d
30. FIRST FLOOR REAR - window - rotted sash.	3-c
31. SECOND FLOOR BEDROOMS - walls and ceilings - missing plaster.	3-b
* 32. SECOND FLOOR RIGHT FRONT AND RIGHT REAR BEDROOM - ceilings - inoperative light fixtures.	8-e
33. SECOND FLOOR LEFT FRONT BEDROOM - window - rotted sash.	3-c
34. OVERALL BEDROOM - windows - missing counterbalance cords.	3-c
35. LEFT FRONT BEDROOM - window - missing stops.	3-c

HOUSING INSPECTION REPORT

OWNER: Mr. Michael Miller

CODE ENFORCEMENT OFFICER: Wing

43-45 Cedar St., Portland, Me. 26-A-9-10 NCP-GEN Notice of Housing
Conditions DATED: January 20, 1981 EXPIRES: March 20, 1981

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

FIRST AND SECOND FLOOR LEFT

- | | <u>SEC.(S)</u> |
|--|----------------|
| *36. KITCHEN - window - broken glass. | 3-a |
| *37. KITCHEN - sink - no hot or cold water. | 6-d |
| 38. OVERALL INTERIOR - windows - missing counterbalance cords. | 3-c |
| 39. KITCHEN - ceiling - sagging plaster. | 3-b |
| 40. LIVINGROOM - window - loose sash. | 3-c |
| 41. LEFT RIGHT AND RIGHT REAR BEDROOM - ceilings - missing
plaster. | 3-b |
| 42. FRONT BEDROOM - window - missing glass. | 3-c |
| 43. FIRST FLOOR REAR BEDROOM - wall - 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.

NOTICE OF HOUSING CONDITIONS

DU 2

CITY OF PORTLAND

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

Ch.-Blk.-Lot: 26-A-9-10
Location: 43-45 Cedar St.

Project: NCP-GEN.
Issued: January 20, 1981
Expires: March 20, 1981

Mr. Michael Miller
c/o Lawrence Gross
91A St. Lawrence Street
Portland, Maine 04101

Dear Mr. Miller:

As owner or agent, you are hereby notified that an examination was made of the premises at 43-45 Cedar Street, Portland, Maine, by Housing Inspector 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 March 20, 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
Lyle D. Noyes,
Inspection Services Division

Marland Wing
Code Enforcement Officer - Wing

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Mr. Michael Miller

CODE ENFORCEMENT OFFICER: Wing

43-45 Cedar St., Portland, Me. 26-A-9-10
 Conditions DATED: January 20, 1981

NCP-GEN Notice of Housing
 EXPIRES: March 20, 1981

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

	<u>SEC.(S)</u>
1. OVERALL EXTERIOR - roof - missing shingles.	3-a
2. RIGHT FRONT EXTERIOR - foundation - missing mortar.	3-a
3. OVERALL EXTERIOR - walls - missing siding.	3-a
* 4. OVERALL EXTERIOR - windows - broken glass.	3-c
5. RIGHT FRONT EXTERIOR - door - broken panel.	3-d
6. RIGHT REAR EXTERIOR - door - broken boards.	3-d
7. LEFT CELLAR - walls and ceiling - missing plaster.	3-b
* 8. OVERALL CELLAR - ceiling - inoperative light fixtures.	8-e
9. OVERALL CELLAR - ceiling - broken pipes.	6-d
* 10. OVERALL CELLAR - floor - illegal extension cords.	8-e
11. FIRST FLOOR LEFT FRONT HALL - ceiling - missing plaster.	3-b
12. FIRST FLOOR LEFT FRONT EXTERIOR - door - broken glass.	3-d
13. CELLAR - floor - rotted boards.	3-b
14. OVERALL INTERIOR - cellar - broken pipes.	6-d
15. RIGHT FRONT CELLAR - windows - missing stops and glass.	3-c
16. REAR INTERIOR - wall - missing mortar.	3-a
17. RIGHT CELLAR - boiler - broken bearing assembly.	9-c
18. RIGHT CELLAR - boiler - missing control cover (relay).	9-c
* 19. RIGHT CELLAR - boiler - broken piping.	9-c
20. REAR CELLAR - ceiling - inoperative light fixture.	8-e
 <u>FIRST AND SECOND FLOOR RIGHT</u>	
* 21. KITCHEN - wall - inoperative receptacle.	8-e
22. KITCHEN - wall - missing receptacle cover.	8-e
23. KITCHEN AND BATHROOM - faucets - no hot or cold water.	6-d
24. KITCHEN AND LIVINGROOM - ceiling - missing plaster.	3-b
25. STOREROOM - wall - inoperative receptacle.	3-b
26. STOREROOM - wall - missing plaster.	3-b
27. STOREROOM - door - missing knob.	3-b
28. SECOND FLOOR HALL - stairs - missing baluster.	3-d
29. SECOND FLOOR HALL - stairs - loose hand rail.	3-c
30. FIRST FLOOR REAR - window - rotted sash.	3-c
31. SECOND FLOOR BEDROOMS - walls and ceilings - missing plaster.	3-b
* 32. SECOND FLOOR RIGHT FRONT AND RIGHT REAR BEDROOM - ceilings - inoperative light fixtures.	8-e
33. SECOND FLOOR LEFT FRONT BEDROOM - window - rotted sash.	3-c
34. OVERALL BEDROOM - windows - missing counterbalance cords.	3-c
35. LEFT FRONT BEDROOM - window - missing stops.	3-c

HOUSING INSPECTION REPORT

OWNER: Mr. Michael Miller

CODE ENFORCEMENT OFFICER: WinB

43-45 Cedar St., Portland, Me. 26-A-9-10 NCP-GEN Notice of Housing
Conditions DATED: January 20, 1981 EXPIRES: March 20, 1981

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

FIRST AND SECOND FLOOR LEFT

- | | <u>SEC.(S)</u> |
|--|----------------|
| *36. KITCHEN - window - broken glass. | 3-c |
| *37. KITCHEN - sink - no hot or cold water. | 6-d |
| 38. OVERALL INTERIOR - windows - missing counterbalance cords. | 3-c |
| 39. KITCHEN - ceiling - sagging plaster. | 3-b |
| 40. LIVINGROOM - window - loose sash. | 3-c |
| 41. LEFT RIGHT AND RIGHT REAR BEDROOM - ceilings - missing
plaster. | 3-b |
| 42. FRONT BEDROOM - window - missing glass. | 3-c |
| 43. FIRST FLOOR REAR BEDROOM - wall - 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.

DWELLING UNIT SCHEDULE

Posted

FORM NO.

1) INSP. Date

8. 8. 1

2) INSP.

18

4) TENANT'S NAME

SILVERA

5) Flr. #

1+2 RI

6) Location

DU

7) Rng. Tp.

5

8) #Rns.

5

9) #Co.

7 1/2

10) All'd.

3

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
21		INOP	Receptacle		KI	WA	2	8e	
22		MI	Receptacle Cover		KI	WA	2	8e	
23		No	Hot or Cold water		KI/BA	faucets	2	6d	
24		MI	Plaster		KI/CI	CL	2	3b	
25		MI	Plaster		Stone wall	WA	2	8e	
26		INOP	Receptacle		"	WA	2	3b	
27		MI	Plaster		"	DR	2	3b	
28		MI	Knob	2nd	HA	SR's	2	3b	
29		MI	Calusters	2nd	HA	SR's	2	3d	
30		LO	Hand Rail	1st Fl	Re	WI	2	3c	
31		RO	Sash	2nd Fl	Be's	WI/CL's	2	3b	
32		MI	Plaster	2nd Fl	Be	CL's	2	8e	
33		IN	Light fixture's	2nd Fl	LEF/Be	WI	2	3c	
34		Ro	Sash	1st	Be	WI's	2	3c	
35		MI	Counter Balance Cords	1st	Be	WI	2	3c	
36		MI	Stops	1st	LEF	Be	WI	2	3c

Post DWELLING UNIT SCHEDULE

3) FORM NO.

1) INSP. Date 1 7 87

2) INSP. 18

4) TENANT'S NAME WARREN

5) Flr. # 1st 6) Location LE DU

7) Rm. Tp. 6 8) #Rms. 7 9) #Peo. 9 10) #All'd. 8 11) Slip.

12) Child Under 10 1-6 13) Child 1-6 14) 15) Rent OFF 16) Rent Code OFF 17) Furn. Y 18) Heat Y 19) Hot Water Y 20) Dual Egress Y 21) Ck'ng LRP 22) Lav. PT 23) Bath PT 24) Flush

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
* 36		BR.	Glass		KI	WI	2	3c	
* 37		No	Hot or cold water		KI	SK	2	3d	
38		MI	Counter Balance Cord.	OA	INT	WI'S	2	3c	
39		SA	Plaster		KI	CL	2	3b	
40		LU	Sash		LI	WI	2	3c	
41		MI	Plaster		LER/RIR	BE	CL'S	2	3b
42		MI	Glass		FR	BE	WF	2	3c
43		MT	Plaster		1st Fl	Re	BE, W/A	2	3b

REINSPECTION RECOMMENDATIONS

LOCATION 43-45 Cedar St
 PROJECT General
 OWNER Michael Miller

INSPECTOR M. King

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

1-7-81

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	"POSTING" RELEASE"
	SATISFACTORY Rehabilitation in Progress	
	Time Extended To:	
	Time Extended To:	
	Time Extended To:	
	UNSATISFACTORY Progress Send "HEARING NOTICE"	" FINAL NOTICE"
	"NOTICE TO VACATE" POST Entire POST Dwelling Units	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	
<u>1-13-81</u>	INSPECTOR'S REMARKS: <u>45 side owner not going to repair to many pipes broken. Post Central structure.</u>	
	INSTRUCTIONS TO INSPECTOR:	

43-45
DOSTLER



CITY OF PORTLAND

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

January 20, 1981

Mr. Michael Miller
c/o Lawrence Gross
91A St. Lawrence Street
Portland, Maine 04101

Re: 45 Cedar Street 26-A-10 Gen.

Dear Mr. Miller:

As owner or agent of the property located at 45 Cedar St., Portland, Me., you are hereby notified that as the result of a recent inspection the duplex apartment (#45) is hereby declared unfit for human occupancy.

You must take immediate steps to vacate the apartment now occupied by Mr & Mrs. Fred Warren, and it is to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than January 29, 1981.

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

By [Signature]
Lyle M. Hayes,
Inspection Services Division

[Signature]
Code Enforcement Officer - Wing

Jmr



CITY OF PORTLAND

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

January 7, 1981

Mr. Michael Miller
c/o Lawrence Gross
91A St. Lawrence Street
Portland, Maine 04101

Re: 43 Cedar Street 26-A-9

Dear Mr. Miller:

As owner or agent of the property located at 43 Cedar St., Portland, Me., you are hereby notified that as the result of a recent inspection the duplex apartment is hereby declared unfit for human occupancy.

You must take immediate steps to vacate the apartment now occupied by Mr. Paul Silver, and it is to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than January 16, 1981.

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector Marland Wing
Marland Wing

jmr

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 43 Cedar St. PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT A.M. ON 1-8-, 1981
INTO THE HANDS OF Mr. Silver AT PHld St. MAINE.

VACATE
NOTICE

M. Wang
HOUSING INSPECTOR
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION



CITY OF PORTLAND

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

January 7, 1981

Mr. Paul Silver
43 Cedar Street
Portland, Maine 04111

Re: 43 Cedar Street 26-A-9

Dear Mr. Silver:

A recent inspection by Housing Inspector Marland Wing of the apartment 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, Mr. Michael Miller has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector Marland Wing
Marland Wing



CITY OF PORTLAND

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

January 7, 1981

Mr. Paul Silver
43 Cedar Street
Portland, Maine 04111

Re: 43 Cedar Street 26-A-9

Dear Mr. Silver:

A recent inspection by Housing Inspector Marland Wing of the apartment 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, Mr. Michael Miller has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

By Lyle D. Hoyes
Lyle D. Hoyes,
Housing Code Administrator

Inspector Marland Wing
Marland Wing

I HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 45 CEDAR ST, PORTLAND, MAINE - WAS PERSONALLY
DELIVERED BY ME AT 9:20 ^{A.M.} P.M. ON January 21st, 19 81
INTO THE HANDS OF Fred Miller AT Portland, MAINE.

VACATE
NOTICE

Wayton C Bartlett
HOUSING INSPECTOR
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING DIVISION



CITY OF PORTLAND

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

January 20, 1981

Mr. & Mrs. Fred Warren
45 Cedar Street
Portland, Maine 04111

Re: 45 Cedar Street 26-A-10 Gen.

Dear Mr. & Mrs. Warren:

A recent inspection by Housing Inspector Marland Wing of the apartment 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, Mr. Michael Miller has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

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

Code Enforcement Officer - Wing

jmr



CITY OF PORTLAND

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

January 20, 1981

Mr. & Mrs. Fred Warren
45 Cedar Street
Portland, Maine 04111

Re: 45 Cedar Street 26-A-10 Gen.

Dear Mr. & Mrs. Warren:

A recent inspection by Housing Inspector Marland Wing of the apartment 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, Mr. Michael Miller has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

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

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

Marland Wing
Code Enforcement Officer - Wing

Jmr



CITY OF PORTLAND

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

January 7, 1981

TALK TO WELPERE

Mr. Michael Miller ^{OWNER}
c/o Lawrence Gross ^{AGENT}
91A St. Lawrence Street
Portland, Maine 04101

Re: 43-45 Cedar Street 26-A-9

Dear Mr. Miller:

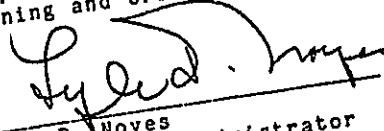
We recently received a complaint and an inspection was made by Housing Inspector Marland Wing of the property owned by you at 43-45 Cedar St., Portland, Me., you are hereby ordered to correct the following substandard housing conditions:

- 45 CEDAR STREET - FIRST & SECOND FLOOR LEFT APARTMENT
1. Boiler - inoperative - no heat. 9-c
 2. ~~Water none, hot or cold. 6-c 1/21/81 GO~~ - TENANTS UNPLUMBED PIPES & BOTH ROOMS GOING AGAIN.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 8, 1981.

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 and Urban Development

By 
Lyle D. Noyes
Housing Code Administrator

Inspector Marland Wing
Marland Wing

jmr



CITY OF PORTLAND

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

January 7, 1981

c. Full

Mr. Michael Miller
c/o Lawrence Gross
91A St. Lawrence Street
Portland, Maine 04101

Re: 43-45 Cedar Street 26-A-9 Gen.

Dear Mr. Miller:

We recently received a complaint and an inspection was made by Housing Inspector Marland Wing of the property owned by you at 43-45 Cedar St., Portland, Me., you are hereby ordered to correct the following substandard housing conditions:

- 45 CEDAR STREET - FIRST & SECOND FLOOR LEFT APARTMENT
1. Boiler - inoperative - no heat. 9-c
 2. Water - none, hot or cold. 6-c

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before January 8, 1981.

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 and Urban Development

By *Lyle D. Noyes*
Lyle D. Noyes
Housing Code Administrator

Inspector *Marland Wing*
Marland Wing

jmr

MUNICIPAL COURT ACTION RECORD

DOCKET NO. LOCATION 43-45 Cedar

HOUSING DIVISION - HEALTH DEPARTMENT
CITY OF PORTLAND

A. OWNER - AGENT - TENANT Lawrence Gross PHONE # _____

B. INSPECTOR (WITNESSES) M. Wing

DATES: A. FIRST NOTICE _____ EXPIRED _____ NO. VIOLATIONS _____

B. ADMINISTRATIVE HEARING SET _____ APPEARED: YES _____ NO _____

C. RESULTS OF ADMIN. HEARING _____ TIME EXTENDED TO _____

D. ADMINISTRATIVE DECISION _____ NO. VIOLATIONS _____

E. FINAL NOTICE _____ NO. VIOLATIONS _____

F. LATEST RE-INSPECTION _____ NO. VIOLATIONS _____

G. TO CORPORATION COUNSEL - 3-4-81 REQUEST RETURNED _____
REQUEST FOR LEGAL ACTION

H. DATE COMPLAINT FILED IN DISTRICT COURT _____

I. EXPLANATION FOR COURT ACTION Failure to commence legal eviction
proceedings as ordered

J. TO APPEAR AT DISTRICT COURT _____ DATE: _____

COURT ACTION _____ JUDGE _____ PHONE _____

A. PLEA TO _____ ATTORNEY _____

B. COUNTY ATTORNEY _____ TIME _____

C. INSPECTOR _____

D. DISPOSITION _____

COURT ACTION _____ DATE: _____

A. PLEA TO _____ JUDGE _____ No _____

B. COUNTY ATTORNEY _____ ATTORNEY _____

C. INSPECTOR _____ TIME _____

D. DISPOSITION _____

MEMO TO REQUEST LEGAL ACTION

Date 3-3-81

TO: R. Flewelling, Assistant Corporation Counsel

FROM: Lyle D. Noyes, Chief of Housing Inspections

SUBJECT: Request for legal action against Lawrence Gross,
91A St. Lawrence St., Portland, Maine
regarding 43 Cedar St.

FACTS CONSTITUTING VIOLATIONS:

Failure to commence legal eviction proceedings as ordered

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. Order dated 1-7-81
2. _____
3. _____
4. _____
5. _____

WITNESS:

M. Wing

NOTE: Gross establishes himself as having care and control of the property and is therefor considered owner. Gross failed to follow thru on his notice to quit with a forcible entry and detainer.

43-45 CENTER STREET

Housing

2 BC B -

CERTIFICATE
OF
COMPLIANCE

DATE: April 24, 1984

DU: 2

CITY OF PORTLAND

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

Mr. Floyd Rutherford
166 Harriet Street
South Portland, Maine 04106

Re: Premises located at 43-45 Cedar St. 26-A-9 GEN.

Dear Mr. Rutherford:

A re-inspection of the premises noted above was made on April 1984
by Code Enforcement Officer Michael Nugent.

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 November 17, 1982.

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 April 1989.

Sincerely yours,

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

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

[Signature]
Code Enforcement Officer - Michael Nugent (10)

Jmr

POSTED (17)

CERTIFICATE OF COMPLIANCE
TO FLOYD RUTHERFORD
NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

883-3430
Michael Miller (Owner)
9 Ross Road
Scarborough, Me. 04074

166 HARRIET ST.
So. PORTLAND

Sherman Howland (Agent)
45 Cedar St.
Portland, Me. 04101

BU 2
Ch. 26 Blk. A Lot 9
Location: 43-45 Cedar St.

Project: GEN.
Issued: November 17, 1982
Expires: February 17, 1983

Dear Mr. Miller:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 43-45 Cedar St., Portland, Me. by Code Enforcement Officer

Gayton Bartlett, Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 February 17, 1983. 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 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 decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By [Signature]
Lyle D. [Signature]
Inspection Services Division

M.C. Bartlett
Code Enforcement Officer - G. Bartlett (6)

Attachments:

M. Nugent

jmr

HOUSING INSPECTION REPORT

OWNER: Michael Miller (Owner)

CODE ENFORCEMENT OFFICER - G. Bartlett (6)

43-45 Cedar Street, Portland, Maine 26-A-9 GEN. Notice of Housing Conditions
DATED: November 17, 1982 EXPIRES: February 17, 1982

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

	<u>SEC. (S)</u>
1. OVERALL - roof - worn shingles.	3-a
* 2. OVERALL - yard - excessive - trash and debris.	4-d
3. LEFT EXTERIOR - foundation - missing bricks and mortar.	3-a
* 4. OVERALL BUILDING - broken and missing glass and/or sashes.	3-c
5. FIRST FLOOR LEFT REAR - door - damaged door.	3-c
6. FIRST FLOOR RIGHT - stairway - missing stairway.	3-d
7. LEFT CELLAR - stairway - missing tread.	3-d
8. LEFT REAR CELLAR - door - broken frame.	3-c
* 9. Missing plumbing for water supply.	6-d
 <u>FIRST AND SECOND FLOOR LEFT</u>	
*10. Missing 3-piece bathroom facilities.	6-d
*11. OVERALL - windows - broken and missing glass.	3-c
12. OVERALL - windows - missing counterbalance cords.	3-c
*13. SECOND FLOOR BEDROOM - ceiling - missing light fixtures.	8-e
14. SECOND FLOOR BEDROOM - walls - missing drywall.	3-b
15. FIRST AND SECOND FLOOR STAIRWAY - ceiling - loose and broken plaster.	3-b
16. DININGROOM - ceiling - loose and broken plaster.	3-b
*17. WHOLE - chimney - loose and missing bricks and mortar.	3-e
 <u>FIRST AND SECOND FLOOR RIGHT</u>	
*18. Missing 3-piece bathroom facilities.	6-d
19. BATHROOM AND LIVINGROOM - ceiling - peeling paint.	3-b
20. LIVINGROOM & FIRST FLOOR REAR BEDROOM CLOSET - ceiling - loose and missing plaster.	3-b
21. OVERALL - windows - broken and missing glass, sash and counterbalance cords.	3-c
22. SECOND FLOOR HALL - ceiling - broken and missing plaster.	3-b
23. SECOND FLOOR RIGHT MIDDLE AND REAR BEDROOM - ceilings - broken and missing plaster.	3-b
*24. WHOLE - chimney - loose and missing bricks and mortar.	3-e

*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.



CITY OF PORTLAND

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

November 16, 1982

Michael Miller
9 Ross Road
Scarboro, Maine 04074

COPY TO: Sherman Howland
45 Cedar Street
Portland, Maine

Re: 43 - 45 Cedar Street
C-B-L 29-A-9

Dear Mr. Miller:

As a result of a complaint and investigation, I am hereby placing a stop order on all work being done at 43 - 45 Cedar Street (BOCA Building Code - Section 118.1 & 118.2). You are required to obtain approved all necessary building, plumbing and electrical permits. Failure to comply will result in court action.

This building is still posted as of January 7, 1981. The property is to remain vacant until all housing code violations have been corrected.

Sincerely,

GAYTON C. BARTLETT,
CODE ENFORCEMENT OFFICER

GCB/mlb

November 17, 1982

Micheal Miller
9 Ross Road
Scarborough, Maine

COPY TO: Sherman Howland
45 Cedar Street
Portland, Maine
Re: 43-45 Cedar Street, Portland, Maine
26-A-9

Dear Mr. Miller:

As owner or agent of the above referenced property you are again notified that the structure has been declared unfit for human occupancy and must be vacated.

You must take immediate steps to vacate 43 Cedar Street now occupied by Dwayne Collins, and 45 Cedar Street now occupied by Sherman Howland. The structure is to be kept vacant so long as the following conditions continue to exist thereon. You are ordered to commence legal eviction proceedings no later than November 28, 1982.

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By *Lyle D. Goyes*
Lyle D. Goyes
Inspection Services Division

G. Bartlett
G. Bartlett
Code Enforcement Officer (6)

November 17, 1982

Sherman Howland, et al
45 Cedar Street
Portland, Maine

Re: 45 Cedar Street, Portland, Maine
26-A-9

Dear Mr. Howland:

The above referenced property you are now occupying has been found to not meet the requirements of Chapter 307 (Minimum Standards for Housing) of the City of Portland Municipal Code and has been declared unfit for human habitation.

The owner, Michael Miller, has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the premises.

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

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

G. Bartlett
G. Bartlett
Code Enforcement Officer (6)