

November 17, 1982.

Dwayne Collins, et al  
43 Cedar Street  
Portland, Maine

Re: 43 Cedar Street, Portland, Maine  
36-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 E. Gray, Jr., Director  
Planning & Urban Development

BY *Lyle D. Myles*  
Lyle D. Myles  
Inspection Services Division

*H.C. Bartlett*  
G. Bartlett  
Code Enforcement Officer (6)



**CITY OF PORTLAND**

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

July 27, 1982

Mr. Michael Miller  
~~of Lawrence Cross~~  
~~914 St. Lawrence Street~~  
~~Portland, Maine 04104~~

#9 Ross Rd  
Scarh. 04074  
883-3430

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 it's 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

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

jmr

TO RETURN TO THE OFFICE OF THE CLERK OF THE SUPERIOR COURT, PORTLAND, MAINE



# CITY OF PORTLAND

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

January 7, 1981

Mr. Michael Miller  
c/o Lawrence Gross - 773-2696  
91A St. Lawrence Street  
Portland, Maine 04101

Re: 43 Cedar Street 26-A-9

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

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.

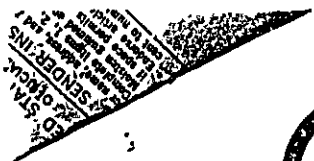
Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

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



## 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 occupant 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

REINSPECTION RECOMMENDATIONS

LOCATION 43-45 Cedar St

INSPECTOR Nugent

PROJECT General

OWNER DeMiller

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

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 _____

INSPECTOR'S REMARKS: bdg to stay vacant & secured. Check after.

1/18/93

FRONT DOOR @ 43 SIDE WIDE OPEN  
WILL CONTACT OWNER (Dwy)  
POSTED + SECURE! (Nugent)

5/27/93

mike n.

INSTRUCTIONS TO INSPECTOR: \_\_\_\_\_

City of Portland, Maine

REQUEST FOR SERVICE

INSPECTION SERVICES DIVISION

DATE RECEIVED 6-14-84		BY Joyce	DISTRICT Arthur Addato
NAME OF REQUESTOR Diane Scott		ADDRESS 43 Cedar - 1st Floor Right	
NAME OF OWNER Gloria Rutherford		ADDRESS	
ADDRESS SERVICE REQUESTED AT 43 Cedar St. - 1st Fl. Right			
CONDITIONS Owner of building requested CMP to turn off hall lights and common areas, according to Diane Scott and atty. Ned Chester. Her smoke detector is hooked up to the hall meter. She owner said if she wanted detector hooked up, hook it to her own meter.			
COMMENTS Met w/owner SITUATION <del>NOT</del> BE CORRECTED 6/14/84 (CW)			
SPECIAL INSTRUCTIONS 8/20/84 APARTMENT VACANT PROBLEM TO BE CORRECTED			
ENVIRONMENTAL	HOUSING	BUILDING	(CW)
ROUTINE	URGENT	SPECIAL	REPORT TO BY DATE

INSPECTOR'S COPY



C  
D S L  
M.F.

# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

May 1, 1990

(BAYSIDE)

Peter & Alice Ames  
3 Iffley Street  
Portland, Me. 04103

DU: 3

Dear Mr. & Mrs. Ames:

RE: 43 Cedar Street 26-A-9, 10

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

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

By   
P. Samuel Hoffgas,  
Chief of Inspection Services

  
Code Enforcement Officer

Hubert Irving (10)

jmr

*Back Bay Survey -*

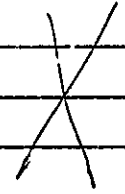
CITY OF PORTLAND  
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 3/22/90 Complaint 5 year Fire Inspector's Name Dugh Dist. 10

Property Address: 43 Cedar - C-B-L: 26-A-9-10 Legal Units: 3 Exist. Units: 3 Stories: 3

Owner or Agent Peter & Alice Ames - Stand. Ist:  N.O.H.C.  L.O.D.  
Address 3 Tully St - 04103 -

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE





Inspection Services  
Samuel P. Hoffes  
Chief



CITY OF PORTLAND

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

December 17, 1993

AMES PETER P  
3 IFFLEY ST  
PORTLAND ME 04103

Re: 45 Cedar St  
CBL: 026- - A-009-001-01  
DU: 3

1st fl/left

Dear Mr. Ames,

During a recent inspection of the property owned by you at the referred property, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRS 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely,

*Tammy Munson*  
Tammy Munson  
Code Enforcement Officer

*[Signature]*  
P. Samuel Hoffes  
Chief of Inspection Services

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



CITY OF PORTLAND

December 17, 1993

AMES PETER P  
3 IFFLEY ST  
PORTLAND ME 04103

Re: 45 Cedar St  
CBL: 026- - A-009-001-01  
DU: 3

Dear Mr. Ames,

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

- |    |  |        |
|----|--|--------|
| 1. | EXT - LEFT REAR - ROOF LEAKING   | 108.10 |
| 2. | INT - 1ST FL/LEFT (#45) - BEDROOM SHEETROCK GONE - EXPOSED INSULATION  | 108.20 |
| 3. | INT - 1ST FL/LEFT (#45) - KITCHEN INOPERABLE LIGHT FIXTURES            | 113.10 |
| 4. | INT - 1ST FL/LEFT (#45) - BATHROOM MISSING LIGHT COVER - EXPOSED WIRES | 113.50 |
| 5. | EXT - FRONT PORCH - LEFT SIDE - MISSING HANDRAIL                       | 108.40 |
| 6. | EXT - FRONT PORCH(LEFT & RIGHT) - NO BALUSTERS                         | 108.40 |
| 7. | EXT - LEFT PORCH - NO RISERS   | 108.40 |
| 8. | EXT - REAR - FIRE ESCAPE NO BALUSTERS OR RISERS                        | 108.40 |

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

Sincerely,

Tammy Munson  
Tammy Munson  
Code Enforcement officer

P. Samuel Hoffes  
P. Samuel Hoffes  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 06, 1994

AMES PETER P  
& ALICE D JTS  
3 IFFLEY ST  
PORTLAND ME 04103

Re: 45 Cedar St  
CBL: 026- - A-009-001-01  
DU: 3

Dear Mr. & Mrs. Ames,

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the city every three years.

Please contact me in this office at 374-8300 X8706 between 7:00-9:00AM or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,

*Tammy Munson*  
Tammy Munson  
Code Enforcement Officer

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 20, 1994

AMES PETER P  
3 IFFLEY ST  
PORTLAND ME 04103

Re: 45 Cedar St  
CBL: 026- - A-009-001-01  
DU: 3

Dear Mr. Ames,

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

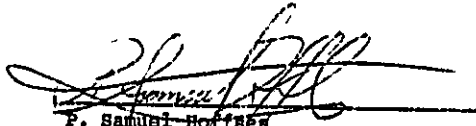
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

  
\_\_\_\_\_  
Tammy Munson  
Code Enforcement Officer

  
\_\_\_\_\_  
P. Samuel Hoffses  
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 45 Cedar St  
Housing Conditions Date: January 18, 1994  
Expiration Date: March 20, 1994

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1.	EXT - LEFT REAR - ROOF LEAKING	108.10
2.	EXT - LEFT FRONT - PORCH MISSING HANDRAIL	108.40
3.	EXT - LEFT & RIGHT FRONT - PORCHES NO BALUSTERS	108.40
4.	EXT - REAR - FIRE ESCAPE NO BALUSTERS - INADEQUATE HANDRAIL	108.40
5.	INT - 1ST FL LEFT SIDE (45) - BEDROOM SHEETROCK GONE	108.20
6.	INT - 2ND FL - KITCHEN MISSING & TORN LINOLIUM	108.20
7.	EXT - 2ND FL LEFT - KITCHEN CRACKED WINDOW	108.30
8.	INT - 1ST/2ND FLS - BATHROOMS PROVIDE G.F.I. OUTLETS	113.50
9.	INT - 2ND FL APT - INADEQUATE HANDRAIL	108.40
10.	INT - 1ST FL APT RIGHT - LIVINGROOM PROVIDE OUTLET COVERS	113.50