

19 Cedar Street

NDPREHAB III



CERTIFICATE OF COMPLIANCE ✓

PORTLAND WEST NEIGHBORHOOD DEVELOPMENT PROGRAM
REHABILITATION STANDARDS

CITY OF PORTLAND
Health Department - Housing Division
Tel. 775-5451 Ext 448

January 9, 1973

Ms. Mary Baxter
21 Cedar Street
Portland, Maine 04111

Re: Premises located at 19 Cedar Street

Dear Ms. Baxter:

A re-inspection of the premises noted above was made on January 3, 1973
by Housing Inspector Gough, of the Health Department.

This is to certify that you have complied with our request to correct violations of
all "Rehabilitation Standards established by the Portland West Neighborhood Deve-
lopment Program, Urban Renewal Plan, City of Portland, Maine, dated May 15, 1972"
and described in our "Notice of Housing Conditions" issued August 1, 1972.

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

Sincerely yours,

Arthur A. Hughson, CPH, MPH
Health Director

By [Signature]
Chief of Housing Inspections

Housing Inspector [Signature]

CW

LDN/9-71

NOTICE OF HOUSING CONDITIONS

DU 2

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

Location: 19 Cedar Street
Project: NDP #3
Issued: August 1, 1972
Expires: September 1, 1972

Ms. Mary Baxter
21 Cedar Street
Portland, Maine 04101

Dear Ms. Baxter:

An examination was made of the premises at 19 Cedar Street
Portland, Maine, by Housing Inspector Gough. Violations of Municipal Codes
relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these
defects on or before September 1, 1972. You may contact this office to arrange
a satisfactory repair schedule if you are unable to make such repairs within the specified time.
We will assume the repairs to be in progress if we do not hear from you within ten days from
this date and, on reinspection within the time set forth above, will anticipate that the
premises have been brought into compliance with Code Standards.

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

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector _____

By Chief of Housing Inspections
Chief of Housing Inspections

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

Section(s)

1. Repair the broken sidewalk.	3(a)
2. Paint exterior of structure overall.	3(a)
3. Paint up the foundation overall.	3(a)
4. Repair the leaking gutters, left exterior wall.	3(a)
5. Repair the leaking roof overall.	3(a)
6. Repair the loose rear door, right side of structure.	3(d)
7. Replace the rotted door stool, right side of structure.	3(d)
8. Replace the missing siding overall.	3(a)
9. Repair the loose cellar stairs.	3(d)
10. Repair the loose light cutting fixture in the cellar.	3(a)
11. Replace the missing downspouts overall.	3(a)
12. Repair the broken window glass, cellar.	3(c)
First Floor	
13. Install counter space in the kitchen.	6(a)
14. Replace the broken sink in the kitchen.	6(a)
15. Repair the leaking sink faucet in the kitchen.	6(a)
16. Replace the loose plaster on the kitchen ceiling.	3(b)
17. Repair the inoperative ceiling light in the bathroom.	8(a)
18. Replace the missing window potty in the hall.	3(c)

continued

19 Cedar Street - continued

Second Floor	Section(s)
19. Replace the missing door in the kitchen.	3(d)
20. Repair the leaking sink in the kitchen.	6(a)
21. Install counter space in the kitchen.	6(b)
22. Replace the broken glass in the left middle bedroom window.	3(c)
23. Install a lavatory in the bathroom.	8(b)
24. Remove the temporary wiring in the right rear bedroom.	6(c)

Date: December 28, 1972

To: Housing Inspections Division
From: N.D.P.-#3 Project Director - Portland Renewal Authority

Please take the necessary steps to enforce the Housing Code on the following building within the third year Neighborhood Development Program Rehabilitation Area.

Owner: Mrs. Mary Baxter

Location: 19 Cedar Street

For:

D.M. Livingston
Project Director

asst

REINSPECTION RECOMMENDATIONS

INSPECTOR Go. JmLOCATION 14 CedarPROJECT N.D.P. 3OWNER M. Bauer

NOTICE OF HOUSING CONDITIONS

Issued 8-1-72 Expired 9-1-72

HEARING NOTICE

Issued _____ Expired _____

FINAL NOTICE

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" <u>✓</u> "POSTING RELEASE" _____
1-3-72	AK	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 Request "LEGAL ACTION" Be Taken _____
1-3-72	AK	INSPECTOR'S REMARKS: <u>visual inspection of 2 units to complete</u>
1-12-72	AK	<u>2 remaining units seen 11-15-72</u>
13-73	AK	<u>MRS. BATE still waiting on electrician - checked</u>
		<u>recheck 11-30-72 -</u>
		<u>Completed w/ Housing Code & Rehab Code</u>
		INSTRUCTIONS TO INSPECTOR: _____



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 8, 1986

Richard P. Martin
65 Epping Street
Portland, ME 04103

Re: 19 Cedar Street 26-C-14

Dear Mr. Martin:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Rowe of the property owned by you at 19 Cedar Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. THROUGHOUT - german cockroaches.
2. BATHROOM - ceiling - damaged.
3. ROOF - right side around chimney - leaking.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before Item #1. Dec. 22,
and Items #2 & #3, February 8, 1987.

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

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

P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Arthur Rowe (10)

imr:

P 032 223 941

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Re: 19 Cedar St. - A. Rome - Housing

★ U.S.D.P.O. 1984-446-014

PS Form 3800, Feb. 1982

Sent to	Richard P. Martin
Street and No.	65 Epping Street
P.O., State and ZIP Code	Portland, ME 04103
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

P 032 224 388

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

U.S.G.P.O. 1984-465-014

PS Form 3800, Feb. 1982

Sent to <u>Dan Coyne, Manager</u>	
Street and No. <u>19 Exchange St.</u>	
P.O., State and ZIP Code <u>Portland ME 04101</u>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

Re: 19 Cedar St. - A. Rowe - Housing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 29, 1987

Dan Coyne, Manager
19 Exchange Street
Portland, ME 04101

Re: 19 Cedar Street

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Rowe of the property owned by you at 19 Cedar Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

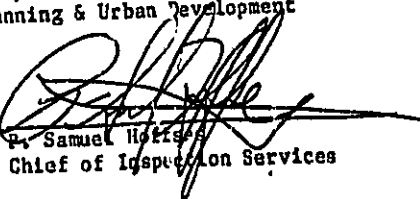
1. FRONT HALL - broken glass.
2. EXTERIOR FIRE EXIT - steps - missing.
3. APARTMENT 1 - BEDROOM - ceiling - damaged plaster.
4. APARTMENT 1 - BEDROOM - ceiling - inoperative light.
5. APARTMENT 1 - LIVING ROOM - door knob - inoperative.
6. APARTMENT 1 - LIVING ROOM - wall paneling loose.
7. APARTMENT 1 - KITCHEN - door - exterior jamb damaged.
8. CELLAR - stairs - damaged.
9. CELLAR - stairs - handrail missing.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 29, 1987

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

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

By


Samuel Morris
Chief of Inspection Services


Arthur Rowe, C.E.O.

jmc



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 15, 1988

Daniel Coyne
137 Preble Street
Portland, Maine 04101

Re: 19 Cedar Street 26-C-14

Dear Mr. Coyne:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Rowe of the property owned by you at 19 Cedar Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. LIVING ROOM & KITCHEN - broken glass.
2. ROOF - leaking.
3. COUNTER TOP - loose.
4. REAR STEPS - damaged and rotting.
5. FIRE ESCAPE - inadequate.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before May 15, 1988.

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

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

By

[Signature]
P. Samuel Hoffbus
Chief of Inspection Services

[Signature]
Arthur Rowe, Code Enforcement Officer (10)

jmr

'p 792 457 061

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNAL ONLY MAIL

(See Reverse)

Sent to	
Graham Stone	
Street or P.O. No.	
19 Cranbrook Drive	
P.O. State and ZIP Code	
Care Elizabeth, ME 04107	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom Date and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800, June 1985

Re: 19 Cedar St. - J. Torres - Housing



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 31, 1989

Graham Stone
19 Cranbrook Drive
Cape Elizabeth, ME 04107

DU: Existing 3 Unit

Re: 19 Cedar Street 26-C-14

Dear Mr. Stone:


We recently received a complaint and an inspection was made by Code Enforcement Officer Joseph Torres of the property owned by you at 19 Cedar Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. INTERIOR FIRST FLOOR, APT. #1 - ENTRANCE HALL CEILING - cracked opening at joint near light fixture (ceiling). 108-2
2. INTERIOR FIRST FLOOR, APT. #1 - KITCHEN CEILING - water leaks over electric stove burner from upstairs apartment (ceiling). 108-2
3. INTERIOR FIRST FLOOR, APT. #1 - DINING ROOM - loose wall paneling. 108-2
4. INTERIOR FIRST FLOOR, APT. #1 - LIVING ROOM - missing paneling by window and radiator. 108-2
5. INTERIOR FIRST FLOOR, APT. #1 - FIREPLACE COVER - paint chipping off (chimney) 114-1
Fireplace is closed.
6. INTERIOR BASEMENT, APT. #1 - FUEL TANK - tank area cluttered with old used wood and debris, 32" from tank. - 109-4
7. OVERALL - friable asbestos. 6-114

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before March 2, 1989.

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

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

By 
Joseph E. Gray, Jr.
Chief of Inspection Services


Joseph Torres
Code Enforcement Officer (Housing)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 3
CHART-BLOCK-LOT - 26-C-14
LOCATION: 19 Cedar Street

(BAYSIDE)

DISTRICT: 10
ISSUED: March 8, 1990
EXPIRES: May 8, 1990

Graham Stone
19 Cranbrook Drive
Cape Elizabeth, ME 04107

Dear Mr. Stone:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 19 Cedar Street by Code Enforcement Officer M. Leary for H. Irving. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before May 8, 1990. 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.

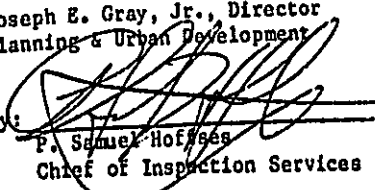
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

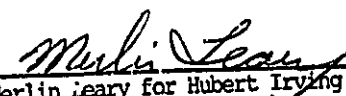
Please contact this office if you have any questions regarding this order.

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

Very truly yours,

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

By: 
F. Samuel Hof/see
Chief of Inspection Services


Merlin Leary for Hubert Irving (10)
Code Enforcement Officer

Attachments

jmr

319 CONGRESS STREET • PORTLAND, MAINE 04101 • TELPHONE 845-4444

HOUSING INSPECTION REPORT

OWNER: Graham Stone

LOCATION: 19 Cedar St. 26-C-14

CODE ENFORCEMENT OFFICER: Merlin Leary for Hubert Irving (10)

HOUSING CONDITIONS DATED: March 8, 1990

EXPIRES: May 8, 1990

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.

	<u>SEC.(S)</u>
1. INTERIOR CELLAR STAIRWAY - broken plaster.	108-4
2. INTERIOR CELLAR STAIRWAY - loose Romex.	113-5
*3. INTERIOR CELLAR CEILING - rotten floor joists.	108-2
4. INTERIOR FIRST FLOOR FRONT HALL CEILING - peeling paint.	108-2
*5. INTERIOR SECOND FLOOR, APT. #2 FRONT APARTMENT - obstructed exit.	116-2
6. INTERIOR SECOND FLOOR, APT. #2 FRONT - hallway - used for storage.	109-4

*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.

Bay side

Property Address: 19 Cedar C-B-L: 26-C-14 Legal Units: Exist. Units: 3 Stories:

Stand. 1st: N.O.H.C. X L.O.D.

[illegible]

Inspection Services
Samuel P. Hoffses
Chief



Planning & Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 11, 1994

MORGAN JEFFREY C
11 CHERRY ST
PORTLAND ME 04102

Re: 19 Cedar St
CBL: 026- - C-014-001-31
DU:

Dear Mr. Morgan,

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 874-8300 X8706 between 8:00-9:00AM or 4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

Tammy Munson
Tammy Munson
Code Enforcement Officer

Inspection Services
P. Samuel Hoffines
Chief



Planning and Urban I
Joseph

CITY OF PORTLAND

JULY 10, 1997

MORGAN JEFFREY C
11 CHERRY ST
PORTLAND ME 04102

Re: 19 CEDAR ST
CBL: 026- - C-014-001-01
DU: 3

Dear Mr. Morgan:

A reinspection at the above-noted property was made on June 30, 1997.

This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated June 13, 1997.

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

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every three years.

Sincerely,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JUNE 13, 1997

CITY OF PORTLAND

MORGAN JEFFREY C
11 CHERRY ST
PORTLAND ME 04102

Re: 19 CEDAR ST
CBL 026 - - C-014-001-C1
DU: 3

Dear Mr Morgan:

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

- | | |
|--|--------|
| 1. INT - APT #3 - | 113.50 |
| HARD-WIRED BATTERY-BACK/UP SMOKE DETECTOR IS REQUIRED | |
| 2. INT - APT #3 - TOF OF STAIRS - CEILING | 113.50 |
| DAMAGED LIGHT FIXTURE IS INOPERATIVE & SHOULD BE REMOVED | |
| 3. INT - APT #3 - | 108.20 |
| BEDROOM CEILING IS DAMAGED | |
| 4. INT - APT #3 - | 108.40 |
| TREAD IS DAMAGED | |
| 5. EXT - FIRE ESCAPE - | 108.40 |
| THERE ARE NO BALUSTERS | |
| 6. EXT - REAR DOOR AREA - | 113.50 |
| OUTSIDE LIGHT IS INOPERATIVE | |

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

Tammy Munson
Code Enfc. Offr./ Field Supv.