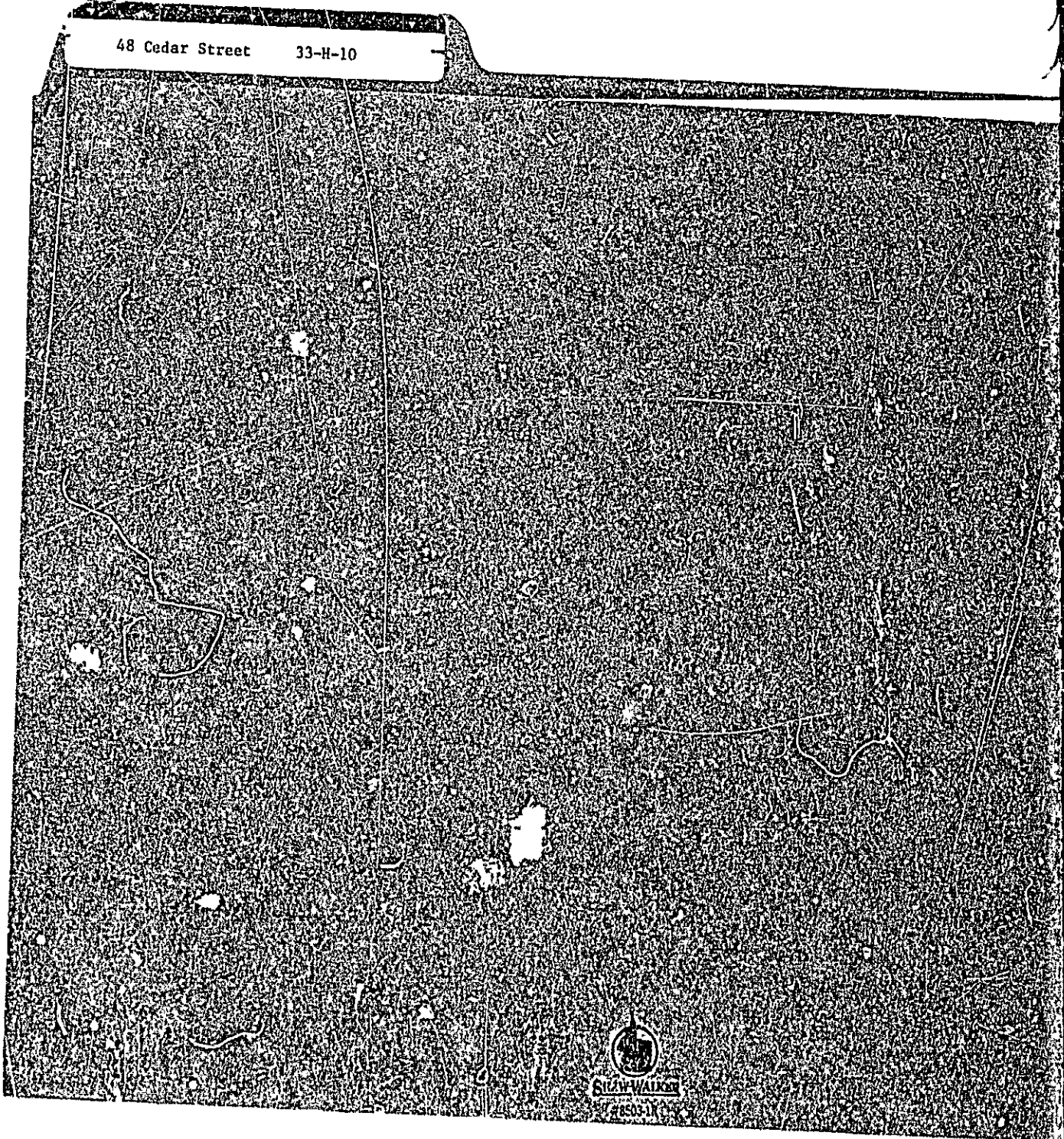


48 Cedar Street 33-H-10





## CITY OF PORTLAND

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

January 27, 1982

D4:3

Florence Oakes  
48 Cedar Street  
Portland, Maine 04101

Re: 48 Cedar St. Gen. (BW) 43-H-10

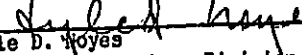
The Housing Inspections Division of the Department of Planning & Urban Development has recently completed an overall inspection of your property.


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 of  
Planning & Urban Development

By   
Lyle D. Hayes  
Inspection Services Division

  
Code Enforcement Officer - Addato (7)

Jmr





City of Portland

DWELLING UNIT SCHEDULE

2) INSP. *Callahan* 3) FORM NO.

1) INSP. Date

1 25 82

4) TENANT'S NAME

*Lawrence Baker*

5) Fir. # 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

2 0A DU 5 1 2

12) Child Under 10 13) Child 1-6 14) Child 7-12

15) Rent 16) Rent Code

*owner*

17) Furn.

GSH

Location

18) Heat

LG

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

20) Dual Egress

YES

21) Ck'ng

LG

22) Lav.

P

23) Bath

P

24) Flush

P

Viol. No.

Remedy

Cond.

Violation

*Standard*

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

1 2582

2) INSP. *Adapt* 3) FORM NO.

4) TENANT'S NAME

*Warrant*  
12) Child Under 10  
13) Child 1-6

5) Fir. # 6) Location 7) Rmg. Tp. 8) #Rms. 9) #Pao 10) #All'd 11) Slip. Rms.

3 0A DU 5 - 2

15) Rent 16) Rent Code 17) Furn. 18) Heat 19) Hot Water 20) Dual Egress 21) Ck'ng 22) Lav. 23) Bath 24) Flush

150 - NO GSH LG YES LG P P P

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

*Standard*

CERTIFICATE  
OF  
COMPLIANCE

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

June 6, 1975 /

Mr. Alphonse J. & Florence M. Oakes  
43 Cedar Street  
Portland, Maine 04111

Re: Premises located at 48 Cedar Street, Portland, Maine 33-H-10

Dear Mr. & Mrs. Oakes:

A re-inspection of the premises noted above was made on June 5, 1975  
by Housing Inspector Phipps.

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 11-6-74.

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 1980.

Sincerely yours,

David C. Bittenbender  
Health Director (Acting)

By Wyle D. Meyer  
Chief of Housing Inspections

Inspector D. Phipps  
D. Phipps

LDN:rl

ADMINISTRATIVE HEARING DECISION  
XXXXXXX

City of Portland  
Health Department - Housing Division  
Tel. 775-5451 Ext. 448

Date January 7, 1975

Mr. Alpha J. & Florence M. Oakes  
49 Cedar Street  
Portland, Maine

OK  
DATE 6/5/75 dep

Re: Premises located at 48 Cedar Street, Portland, Maine 33-H-10

Dear Mr. & Mrs. Oakes,  
You are hereby notified that ~~as a result of a reinspection and your request for additional~~

~~time~~  
on January 7, 1975, regarding our "NOTICE OF HOUSING CONDITIONS" at the above  
referred premises resulted in the decision noted below.

~~xxv~~ Expiration time extended to March 7, 1975 in order to complete the work now  
in progress to correct the remaining (9) nine violations of the Housing Code as  
shown on the attached list.

Notice modified as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

cc Attendance

Very truly yours,

Mr. Oakes \_\_\_\_\_  
Diane Phipps, Housing Inspector

By [Signature]  
Lyte D. Hayes  
Chief of Housing Inspections

incl. 1  
l:rl



48 Cedar Street - continued (NOMC 11-6-74)

REMAINING DEFICIENCIES OF THE HOUSING CODE TO BE CORRECTED WITHIN TIME EXTENSION GRANTED  
ON THE ATTACHED ADMINISTRATIVE DECISION

- ~~1. Replace missing putty in window of living room - first floor. 3c~~
- ~~2. Replace missing sash cords in window of living room. 3c~~
- ~~3. Replace missing putty in window of rear bedroom - second floor. 3c~~
- ~~4. Repair loose glass in window of front bedroom. 3c~~
- ~~5. Remove peeling paint on rear bedroom ceiling - first floor. 5b~~
- ~~6. Replace missing sash cords in living room window. 3c~~
- ~~7. Replace missing putty in windows of middle, rear bedroom. 3c~~
- ~~8. Replace broken glass in window of middle bedroom. 3c~~
- ~~9. Correct the condition at the fixture causing a cross-connection in the bathtub  
of the bathroom. 6d~~

LDN:rl

774-8018

NOTICE OF HOUSING CONDITIONS

LDN/72

DU 3

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

Chart-B1.-Lot: **39-H-1C**  
Location: **48 Cedar Street**  
Project: **General**  
Issued: **Nov. 6, 1974**  
Expires: **Jan. 6, 1975**

**Alphie J. & Florence M. Oakes**  
**48 Cedar Street**  
**Portland, Maine**

Dear Mr. Oakes:

An examination was made of the premises at 48 Cedar Street Portland, Maine, by Housing Inspector D. Phipps. 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 January 6, 1975. 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 re-inspection 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,

*David Bittenbender*  
Health Director

Inspector *D. Phipps*

**D. Phipps**

By *Stylo E. Royce*

Chief of Housing Inspections

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

Section(s)

- |                |  |               |
|----------------|--|---------------|
| <del>1-6</del> | <del>1. Replace missing mortar in front exterior foundation wall.</del>                        | <del>3a</del> |
| <del>1-6</del> | <del>2. Replace missing plaster on walls of second and third floor front and rear halls.</del> | <del>3b</del> |
| <del>1-6</del> | <del>3. Remove peeling paint on ceiling of first floor front hall.</del>                       | <del>3b</del> |
| <del>1-6</del> | <del>4. Replace missing plaster on basement stairway walls.</del>                              | <del>3b</del> |
| <del>1-6</del> | <del>5. Replace missing mortar in walls of front basement foundation.</del>                    | <del>3a</del> |
|                | <b>First Floor -</b>   |               |
| <del>1-6</del> | <del>6. Replace missing putty in window of living room.</del>                                  | <del>3c</del> |
| <del>1-6</del> | <del>7. Replace missing sash cords in window of living room.</del>                             | <del>3c</del> |
| <del>1-6</del> | <del>8. Replace UPONIX panel in door of living room.</del>                                     | <del>3b</del> |
| <del>1-6</del> | <del>9. Remove peeling paint on rear bedroom ceiling.</del>                                    | <del>3b</del> |
| <del>1-6</del> | <del>10. Replace loose plaster on walls of middle bedroom.</del>                               | <del>3b</del> |
| <del>1-6</del> | <del>11. Provide lavatory for this dwelling unit, in the bathroom.</del>                       | <del>6d</del> |
|                | <b>Second Floor</b>  |               |
| <del>1-6</del> | <del>12. Replace missing putty in window of rear bedroom.</del>                                | <del>3c</del> |
| <del>1-6</del> | <del>13. Repair loose glass in window of front bedroom.</del>                                  | <del>3c</del> |
| <del>1-6</del> | <del>14. Provide lavatory for this dwelling unit, in the bathroom.</del>                       | <del>6d</del> |

continued -

48 Cedar Street - continued

Third Floor

- 15. Replace missing sash cords in living room window. 3c
- 16. Replace missing putty in windows of middle, rear bedroom. 3c
- \*17. Replace broken glass in window of middle bedroom. 3c
- 18. Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d
- ~~1-6 19. Provide lavatory for this dwelling unit, in the bathroom. 6d~~

\*WHEN MAKING YOUR REPAIRS FIRST PRIORITY IS TO BE GIVEN TO THOSE ITEMS WITH ASTERISKS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

LDN:rl

REINSPECTION RECOMMENDATIONS

LOCATION 48 Cedar 33-N-10  
 PROJECT Gen  
 OWNER Alpha & Florence Oak

INSPECTOR D. Rupp

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
issued	Expired	issued	Expired	Issued	Expired
11-6-74	1-6-75				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/>
4/5 DP		SATISFACTORY Rehabilitation In Progress
1-6-75		Time Extended To 3-7-75
		Time Extended To 6-2-75 OK DP
		Time Extended To _____
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ PUSH Entire _____ PUSH Dwelling Units _____
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
3-10-75 DP		INSPECTOR'S REMARKS: <u>Reinspection on 3/10/75 - work completed on 5/1/75</u>
5/1 DP		<u>Reinspection on 5/1/75 - work completed on 5/1/75</u>
		INSTRUCTIONS TO INSPECTOR _____



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

CBB  
B SL  
M F

## NOTICE OF HOUSING CONDITIONS

DU: 3  
CHART-BLOCK-LOT - 33-H-10  
LOCATION: 48 Cedar Street

(BAYSIDE)

DISTRICT: 10  
ISSUED: March 23, 1990  
EXPIRES: May 23, 1990

Arrow Realty  
198 Lancaster Street  
Portland, ME 04101

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 48 Cedar Street by Code Enforcement Officer M. Mitchell/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 23, 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.

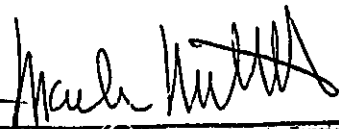
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its 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 Hoffman  
Chief of Inspection Services

  
Mark Mitchell for Hubert Irving (10)  
Code Enforcement Officer

Attachments

HOUSING INSPECTION REPORT

OWNER: Arrow Realty

LOCATION: 48 Cedar St. 33-H-10

CODE ENFORCEMENT OFFICER: Mark Mitchell for Hubert Irving (10)

HOUSING CONDITIONS DATED: March 23, 1990

EXPIRES: May 23, 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.

SEC. (S)

1. SECOND FLOOR, APT. #2 - bathroom - cross connection at tub.
2. SECOND FLOOR, APT. #2 - bathroom - no ventilation.
3. BASEMENT - cover missing on gas furnace.
4. BASEMENT - index electrical panel.
5. BASEMENT - illuminate electrical panels
6. FIRST FLOOR, APT. #1 - bathroom - provide ventilation.
7. THIRD FLOOR, APT. #3 - bathroom - provide ventilation.
8. THIRD FLOOR, APT. #3 - closet (kitchen) - provide outlet covers.
9. ROOF - cover missing.



C  
BB  
BSL  
M.F



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

## CERTIFICATE OF COMPLIANCE

DATE: April 30, 1990

DU: 3

Housing Inspections Division  
Telephone: 775-5451 - Extension 311

Arrow Realty  
198 Lancaster Street  
Portland, ME 04101

RE: Premises located at 48 Cedar Street 33-H-10

Dear Sir:

A re-inspection of the premises noted above was made on April 5, 1990  
by Code Enforcement Officer Hubert Irving

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions as described in our "Notice of Housing Conditions" dated March 23, 1990.

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 1995.

Sincerely yours,

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

By   
P. Samuel Hoffses  
Chief of Inspection Services

  
Hubert Irving  
Code Enforcement Officer

jmr





# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

## NOTICE OF HOUSING CONDITIONS

DU: 3  
CHART-BLOCK-LOT - 33-H-10  
LOCATION: 48 Cedar Street

DISTRICT: 10  
ISSUED: March 23, 1990  
EXPIRES: May 23, 1990

(BAYSIDE)

Arrow Realty  
198 Lancaster Street  
Portland, ME 04101

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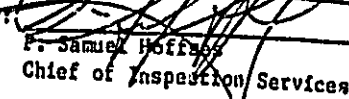
Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

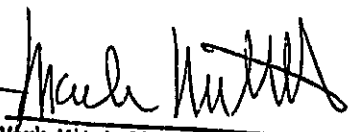
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its 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 Hoffes  
Chief of Inspection Services

  
Mark Mitchell for Hubert Irving (IO)  
Code Enforcement Officer

Attachments

HOUSING INSPECTION REPORT

OWNER: Arrow Realty

LOCATION: 48 Cedar St. 33-H-10

CODE ENFORCEMENT OFFICER: Mark Mitchell for Hubert Irving (10)

HOUSING CONDITIONS DATED: March 23, 1990

EXPIRES: May 23, 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.

SEC. (S)

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- ~~3.~~ BASEMENT - cover missing on gas furnace.
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- ~~5.~~ BASEMENT - illuminate electrical panels
- ~~6.~~ FIRST FLOOR, APT. #1 - bathroom - provide ventilation.
- ~~7.~~ THIRD FLOOR, APT. #3 - bathroom - provide ventilation.
- ~~8.~~ THIRD FLOOR, APT. #3 - closet (kitchen) - provide outlet covers.
- ~~9.~~ ROOF - cover missing.

*Corrections completed*

**ARROW REALTY**  
GOVERNMENT CENTER  
198 LANCASTER STREET  
PORTLAND, ME. 04101  
772-6032

April 3, 1990

Re: 48 Cedar Street

Mr. P. Samuel Hoffses  
Chief of Inspection Services  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Dear Mr. Hoffses:

Please be advised that the following violations listed below have been corrected.

Please feel free to inspect the premises at your convenience.

Sincerely,



Thomas Cardente

cc: Bob Durlaneau, City of Portland, Social Services, Administrator  
Mark Mitchell  
Hubert Irving

OWNER: Arrow Realty

LOCATION: 48 Cedar St. 33-H-10

CODE ENFORCEMENT OFFICER: Mark Mitchell for Hubert Irving (10)

HOUSING CONDITIONS DATED: March 23, 1990

EXPIRES: May 23, 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.

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**Lessors of Government Center and Other  
Office & Commercial Rental Properties**

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

November 30, 1994

ARROW REALTY  
198 LANCASTER ST  
PORTLAND ME 04101

Re: 48 Cedar St  
CBL: 033- - H-010-001-01  
DU: 3

Dear Sir:

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. We did, however, note the following items that could cause future problems:

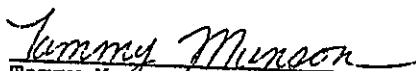
1. EXT - FRONT, LEFT -  
THERE IS MISSING SIDING

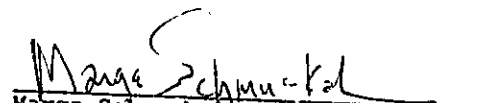
108.10

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,

  
Tammy Nuyson  
Code Enforcement Officer

  
Marge Schmuckal  
Asst. Chief of Inspection Services