

412-425 Cedarland Avenue 36-C-32



SHAW-WALKER  
DESIGN

CERTIFICATE  
OF  
COMPLIANCE

2nd  
C & C Dept  
1st time sent  
7-29-83

DATE: Sept. 20, 1983

DJ: 29

CITY OF PORTLAND

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

Norman S. Reef & Lawrence C. Butler  
60 Pearl Street  
Portland, Maine 04101

Re: Premises located at 419-425 Cumberland Ave. 36-G-32 LEW WE

Dear Mr. Reef & Mr. Butler:

A re-inspection of the premises noted above was made on September 14, 1983  
by Code Enforcement Officer Burton MacIsaac.

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 December 3, 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 September 1988.

Sincerely yours,

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

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

Burton MacIsaac  
Code Enforcement Officer - Burton MacIsaac (6)

Jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Norman S. Reef & Lawrence C. Butler  
66 Pearl Street  
Portland, Maine 04101

DU 29

Ch. 36 Blk. G Lot 32  
Location: 419-425 Cumb. Ave.

Project: NCP-LFW  
Issued: December 3, 1982  
Expires: March 3, 1983

Dear Mr. Reef & Mr. Butler:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 419-425 Cumberland Ave., City 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 March 3, 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. Grav, Jr., Director of  
Planning & Urban Development

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

Code Enforcement Officer - G. Bartlett (6)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Norman S. Reef & Lawrence C. Butler CODE ENFORCEMENT OFFICER - Bartlett (6)

419-425 Cumberland Avenue, Portland, Maine 36-G-32 NCP-LFW  
Notice of Housing Conditions DATE: December 3, 1982 EXPIRES: March 3, 1983

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

- |      |  | SEC. (S) |
|------|--|----------|
| 8-23 | *1. First, Second, Third, Fourth & Fifth Floor Rear Hall - Storage Room - Exposed Fuses.                               | 8-e      |
| 8-23 | <del>BASEMENT REAR</del><br>*2. <del>BATHROOM - wall - illegal extension cord.</del>                                   | 8-e      |
| 8-23 | <del>FIRST FLOOR - APARTMENT #6</del><br>*3. <del>BATHROOM &amp; LIVING ROOM - ceiling - leaking.</del>                | 3-b      |
| 8-23 | <del>SECOND FLOOR - APARTMENT #21</del><br>4. <del>KITCHEN - ceiling - sagging tiles.</del>                            | 3-b      |
| 8-23 | <del>SECOND FLOOR - APARTMENT #23</del><br>5. <del>LIVING ROOM - wall - illegal extension cord.</del>                  | 8-e      |
| 8-23 | 6. <del>BATHROOM - ceiling - loose tiles.</del>  | 3-b      |
| 9-14 | <del>THIRD FLOOR - APARTMENT #31</del><br>7. <del>HALL - ceiling - peeling paint.</del>                                | 3-b      |
| 9-14 | 8. <del>KITCHEN - wall and ceiling - peeling paint.</del>  | 8-e      |
| 8-23 | *9. <del>LIVING ROOM - wall - illegal extension cord.</del>  | 3-b      |
| 8-23 | 10. <del>BEDROOM - ceiling - loose and broken plaster.</del>   | 8-e      |
| 8-23 | 11. <del>BATHROOM - ceiling - illegal extension cord.</del>  | 3-b      |
| 8-23 | <del>THIRD FLOOR - APARTMENT #33</del><br>*12. <del>LIVING ROOM - wall - illegal extension cord.</del>                 | 8-e      |
| 8-23 | <del>FOURTH FLOOR - APARTMENT #42</del><br>*13. <del>LIVING ROOM - floor - illegal extension cord.</del>               | 8-e      |
| 8-23 | <del>FOURTH FLOOR - APARTMENT #46</del><br>*14. <del>BEDROOM - wall - illegal extension cord.</del>                    | 3-b      |
| 9-14 | <del>FIFTH FLOOR - APARTMENT #51</del><br>15. <del>FRONT HALL - ceiling - peeling paint.</del>                         | 8-e      |
| 8-23 | <del>FIFTH FLOOR - APARTMENT #53</del><br>*16. <del>LIVING ROOM - wall - illegal extension cord.</del>                 | 8-e      |
| 8-23 | <del>FIFTH FLOOR - APARTMENT #56</del><br>*17. <del>BEDROOM &amp; LIVING ROOM - walls - illegal extension cords.</del> | 3-b      |
| 9-14 | *18. <del>BATHROOM - ceiling - leaking.</del>  | 8-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.

HOUSING INSPECTION REPORT

OWNER: Norman S. Reef & Lawrence C. Butler CODE ENFORCEMENT OFFICER - Bartlett (6)  
 419-425 Cumberland Avenue, Portland, Maine 36-G-32 NCP-LFW  
 Notice of Housing Conditions DATED: December 3, 1982 EXPIRES: March 3, 1983

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

		SEC. (S)
8-23	1. First, Second, Third, Fourth & Fifth Floor Rear Hall - Storage Room - Exposed Fuses.	8-e
	<u>BASEMENT REAR</u>	
8-23	* 2. BATHROOM - wall - illegal extension cord.	8-e
	<u>FIRST FLOOR - APARTMENT #6</u>	
8-23	* 3. BATHROOM & LIVING ROOM - ceiling - leaking.	3-b
	<u>SECOND FLOOR - APARTMENT # 21</u>	
8-23	* 4. KITCHEN - ceiling - sagging tiles.	3-b
	<u>SECOND FLOOR - APARTMENT #23</u>	
8-23	* 5. LIVING ROOM - wall - illegal extension cord.	8-e
8-14	6. BATHROOM - ceiling - loose tiles.	3-b
	<u>THIRD FLOOR - APARTMENT #31</u>	
8-14	7. HALL - ceiling - peeling paint.	3-b
8-14	8. KITCHEN - wall and ceiling - peeling paint.	8-e
8-23	* 9. LIVING ROOM - wall - illegal extension cord.	3-b
8-14	10. BEDROOM - ceiling - loose and broken plaster.	8-e
8-23	* 11. BATHROOM - ceiling - illegal extension cord.	8-e
	<u>THIRD FLOOR - APARTMENT #33</u>	
8-23	* 12. LIVING ROOM - wall - illegal extension cord.	8-e
	<u>FOURTH FLOOR - APARTMENT #44</u>	
8-23	* 13. LIVING ROOM - floor - illegal extension cord.	8-e
	<u>FOURTH FLOOR - APARTMENT #46</u>	
8-23	* 14. BEDROOM - wall - illegal extension cord.	8-e
	<u>FIFTH FLOOR - APARTMENT #51</u>	
9-14	15. FRONT HALL - ceiling - peeling paint.	3-b
	<u>FIFTH FLOOR - APARTMENT #53</u>	
8-23	* 16. LIVING ROOM - wall - illegal extension cord.	8-e
	<u>FIFTH FLOOR - APARTMENT #56</u>	
8-23	* 17. BEDROOM & LIVING ROOM - walls - illegal extension cords.	8-e
9-14	* 18. BATHROOM - ceiling - leaking.	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.

REINSPECTION RECOMMENDATIONS

INSPECTOR \_\_\_\_\_

LOCATION W. 1st St. / 1st St.  
 PROJECT 1st - 1st W.  
 OWNER \_\_\_\_\_

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
12-3-82	3-3-83				

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

DATE	RECOMMENDATION
9-14-83 AM	ALL VIOLATIONS HAVE BEEN CORRECTED <input checked="" type="checkbox"/> Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING" RELEASE" <input type="checkbox"/> 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 _____

8-23-83 PM INSPECTOR'S REMARKS:  
 1/14/83 items done. Waiting for a  
 couple heavy rains to see if  
 roof repair OK.

9-14-83 AM All items corrected - roof not leaking

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

CERTIFICATE  
OF  
COMPLIANCE

DATE: July 29, 1983

DU: 29

CITY OF PORTLAND

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

Norman S. Reef & Lawrence C. Butler  
66 Pearl Street  
Portland, Maine 04101

Re: Premises located at 419-425 Cumberland Av , 36-G-32 LFW. WE

Dear Mr. Reef & Mr. Butler:

A re-inspection of the premises noted above was made on July 27, 1983  
by Code Enforcement Officer Gayton Bartlett.

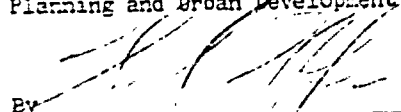
This is to certify that you have complied with our request to correct the violation of  
the Municipal Codes relating to housing conditions as described in our "Notice of Housing  
Conditions" dated December 3, 1982.

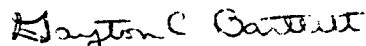
Thank you for your cooperation and your efforts to help us maintain decent, safe and  
sanitary housing for all Portland residents.

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 July 1988.

Sincerely yours,

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

By   
Lyle D. Noyes  
Inspection Services Division



Code Enforcement Officer - Gayton Bartlett (6)

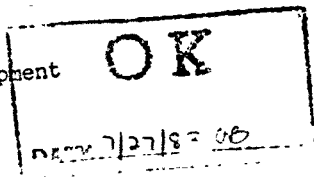
jar

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Norman S. Reef & Lawrence C. Butler  
66 Pearl Street  
Portland, Maine 04101



DJ 29

Ch. 36 Blk. G Lot 32  
Location: 419-425 Cumb. Ave.

Project: NCP-IFW  
Issued: December 3, 1982  
Expires: March 3, 1983

Dear Mr. Reef & Mr. Butler:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 419-425 Cumberland Ave., City by Code Enforcement Officer Gayton Bartlett. Violations of Chapter 307 of the Municipal Code (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 March 3, 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

Norman C. Butler  
Code Enforcement Officer - G. Bartlett (6)

Attachments:

jmr

HOUSING INSPECTION REPORT

OWNER: Norman S. Reef & Lawrence C. Butler CODE ENFORCEMENT OFFICER - Bartlett (6)  
419-425 Cumberland Avenue, Portland, Maine 36-G-32 NCP-LFW  
Notice of Housing Conditions DATED: December 3, 1982 EXPIRES: March 3, 1983

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

- |  | SEC. (S)              |
|--|-----------------------|
| <del>* 1. First, Second, Third, Fourth &amp; Fifth Floor Rear Hall - Storage Room - Exposed Fuses.</del> | <del>4/6/83 8-e</del> |
| <del>BASEMENT REAR</del>   |                       |
| <del>* 2. BATHROOM - wall - illegal extension cord.</del>  | <del>4/6/83 8-e</del> |
| <del>FIRST FLOOR - APARTMENT #6</del>  |                       |
| <del>* 3. BATHROOM &amp; LIVING ROOM - ceiling - leaking.</del>  | <del>4/6/83 3-b</del> |
| <del>SECOND FLOOR - APARTMENT # 21</del>   |                       |
| <del>* 4. KITCHEN - ceiling - sagging tiles.</del>   | <del>4/6/83 3-b</del> |
| <del>SECOND FLOOR - APARTMENT #23</del>  |                       |
| <del>* 5. LIVING ROOM - wall - illegal extension cord.</del>   | <del>4/6/83 8-e</del> |
| <del>6. BATHROOM - ceiling - loose tiles.</del>  | <del>4/6/83 3-b</del> |
| <del>THIRD FLOOR - APARTMENT #31</del>   |                       |
| <del>7. HALL - ceiling - peeling paint.</del>  | <del>3-b</del>        |
| <del>8. KITCHEN - wall and ceiling - peeling paint.</del>  | <del>3-b</del>        |
| <del>* 9. LIVING ROOM - wall - illegal extension cord.</del>   | <del>8-e</del>        |
| <del>10. BEDROOM - ceiling - loose and broken plaster.</del>   | <del>3-b</del>        |
| <del>* 11. BATHROOM - ceiling - illegal extension cord.</del>  | <del>8-e</del>        |
| <del>THIRD FLOOR - APARTMENT #33</del>   |                       |
| <del>* 12. LIVING ROOM - wall - illegal extension cord.</del>  | <del>8-e</del>        |
| <del>FOURTH FLOOR - APARTMENT #42</del>  |                       |
| <del>* 13. LIVING ROOM - floor - illegal extension cord.</del>   | <del>8-e</del>        |
| <del>FOURTH FLOOR - APARTMENT #46</del>  |                       |
| <del>* 14. BEDROOM - wall - illegal extension cord.</del>  | <del>3-e</del>        |
| <del>FIFTH FLOOR - APARTMENT #51</del>   |                       |
| <del>15. FRONT HALL - ceiling - peeling paint.</del>   | <del>3-b</del>        |
| <del>FIFTH FLOOR - APARTMENT #53</del>   |                       |
| <del>* 16. LIVING ROOM - wall - illegal extension cord.</del>  | <del>8-e</del>        |
| <del>FIFTH FLOOR - APARTMENT #56</del>   |                       |
| <del>* 17. BEDROOM &amp; LIVING ROOM - walls - illegal extension cords.</del>                            | <del>3-b</del>        |
| <del>* 18. BATHROOM - ceiling - leaking.</del>   | <del>8-e</del>        |

\*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.

INSPECTOR BUTLER PROJECT 419-425 Cumberland Ave  
Project OWNER NCP-LFW  
REEF & BUTLER

OK  
DATE \_\_\_\_\_

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12/5/82</u>	<u>3/3/82</u>				

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: just got back from MN

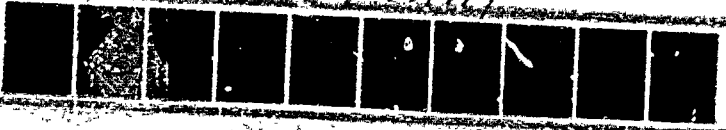
1/7/83  
4/2/83  
7/27/83

Re - 13 corrected - 5 remaining - no additional - ~~NO~~ OTX  
Re - all corrected - no additional - And COC

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

419-425 CUMBERLAND AVE.

*Housing*



● **SENDER:** Complete items 1, 2, 3, and 4.  
 Add your address in the "RETURN TO" space  
 on reverse.

**(CONSULT POSTMASTER FOR FEES)**

1. The following service is requested (check one):

Show to whom and date \_\_\_\_\_  
 Show to whom, date, and address of delivery \_\_\_\_\_  
 **RESTRICTED DELIVERY**  
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ \_\_\_\_\_

2. **ARTICLE / DONEE IS FOR:**  
 Lawrence C. Butler & Norman S. Ree  
 66 Pearl Street  
 Portland, Maine 04101

3. **TYPE OF SERVICE:** ARTICLE NUMBER

REGISTERED     INSURED    935 492  
 CERTIFIED     COO  
 EXPRESS MAIL

(Always obtain signature of addressee or agent)  
 I have received the article described above.

SIGNATURE  Addressee     Authorized agent  
*M. Anthony*

4. **DATE OF DELIVERY** \_\_\_\_\_ **POSTMARK**

5. **ADDRESSEE'S ADDRESS (Only if required)**

6. **USAGENCY TO DELIVER BECAUSE:**

Re: 419-25 Return Receipt, Registered, Insured and Certified Mail  
 - New Orleans, (New)

P 398 935 492

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED--  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Lawrence C. Butler & Norman	
Street and No.	S. Reef
66 Pearl Street	
P.O., State and ZIP Code	
Portland, Maine 04101	
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, Feb. 1982

(Home) R: 4-9-85 Sund. Am. - Providence



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

May 8, 1984

Lawrence C. Butler & Norman S. Reef  
66 Pearl Street  
Portland, Maine 04101

Re: 419-25 Cumberland Ave. 36-G-32 WE

Dear Sirs:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 419-25 Cumb. Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Heating facilities required. Every habitable room excepting rooms used primarily for sleeping purposes shall be served by heating facilities capable of providing a minimum temperature of 68° at a distance of 3 feet above floor level as required by prevailing weather conditions from September 15 to May 15 of each year. 114-2

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 10, 1984.

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 P. Samuel Hoffses,  
Chief of Inspection Services

Burton MacIsaac  
Code Enforcement Officer - Burton MacIsaac (6)

jmr

REQUEST FOR SERVICE

FALMOUTH HEALTH DEPARTMENT

DATE RECEIVED	5/4/84	BY	Joyce	DISTRICT	Burt M.
REQUEST BY	NAME				
	ADDRESS				
OWNER	NAME	atty. Norman Reepe & Jerry Cutler - 774-6171			
	ADDRESS	66 Pearl (Reepe)			
CONDITIONS	ADDRESS	419 Cumberland ave.			
No Heat.					
Manager says he turned off heat on order of owner.					
COMMENTS	Send heat letter.				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL	BY	
	URGENT		REPORT TO	DATE	

P 398 935 602

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Ms. D. A. Chapman	
Street and #	
419 Cumberland Ave.	
P.O., State and ZIP Code	
Portland, Me. 04101	
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, Feb. 1982

Re: 419 Cumberland Ave. - B. MacLellan

c 4/2



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

January 2, 1985

Ms. D. A. Chapman  
Apt. #52  
419 Cumberland Avenue  
Portland, Maine 04101

cc: Wedgewood Apts.  
94 Park Ave.  
Portland, Me.

Re: 419 Cumberland Ave. 36-G-32 WE  
Fifth Floor Apt. #52

Dear Ms. Chapman:

We recently made an inspection of the Fifth Floor, Apt. #52 apartment you occupy at 419 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following sub-standard housing condition(s):

1. Accomplish a general clean-up of the premises by washing all paintwork, floors, etc. throughout the apartment.
2. Accomplish a general clean-up of the premises by removing and properly disposing of all litter and debris.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland and must be corrected on or before January 9, 1985.

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

*B. MacIsaac*

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

Code Enforcement Officer - B. MacIsaac (6)

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

January 2, 1985

Wedgewood Apts.  
94 Park Avenue  
Portland, Maine 04101

Re: 419 Cumberland Ave. 36-G-32 WE  
Fifth Floor, Apt. #52

Dear Sir:

As owner or agent of the property located at 419 Cumberland Ave., Fifth Fl., Apt. 52,  
Portland, Maine, you are hereby notified that as the result of a recent (inspection or  
fire), the Fifth Floor, Apt. #52 (is or are) hereby declared unfit for  
human occupancy.

You must take immediate steps to vacate the Fifth Floor, Apt. #52

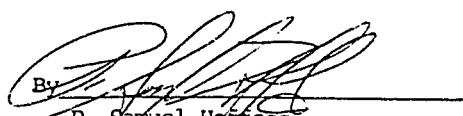
and (it or they) is/are to be kept vacant so long as the following conditions continue  
to exist thereon. You are ordered to commence legal eviction proceedings no later than  
January 11, 1985.

Article V - 120 - 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 yours,  
Joseph E. Gray, Jr., Director of  
Planning & Urban Development

By   
P. Samuel Morrises,  
Chief of Inspection Services



Code Enforcement Officer - Burton MacIsaac (6)

jmr

c full

419-425 CUMBERLAND AVF.

Housing



PS Form 3811, July 1983

**SENDER: Complete items 1, 2, 3 and 4.**  
 Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1.  Show to whom, date and address of delivery.  
 2.  Restricted Delivery.

3. Article Addressed to:  
 Ms. D. A. Chapman  
 Apt. #52  
 419 Cumberland Avenue  
 Portland, Maine 04101

4. Type of Service:	Article Number
<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail	935 602

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee  
 X *D. A. Chapman*

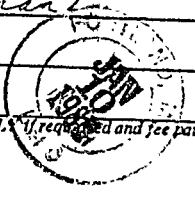
6. Signature - Agent  
 X

7. Date of Delivery

8. Addressee's Address (ON) *(if requested and fee paid)*

Re: 419 Cumberland Ave. - S. West

DOMESTIC RETURN RECEIPT





## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

October 27, 1986

Peter Trivers  
P. O. Box 191  
Chelmsford, MASS. 01824

cc: Adams Management Co.  
1415 Forest Avenue  
Portland, Maine 04103

Re:  
419-425 Cumberland Ave. 36-G-32

Dear Mr. Trivers:

We recently received a complaint and an inspection was made by Code Enforcement Officer Burton MacIsaac of the property owned by you at 419-425 Cumb. Ave., Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

APARTMENT 24  
1. KITCHEN - sink - leaking plumbing. 6-111  
2. WINDOW - inoperative. 6-108

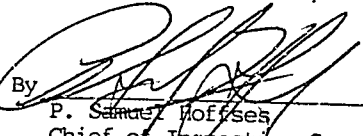
APARTMENT 41  
3. KITCHEN - sparking outlet. 6-113

APARTMENT 4  
4. KITCHEN - wall - water damage. 6-108

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 November 27, 1986.

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   
P. Samuel Hoffses  
Chief of Inspection Services

Code Enforcement Officer - Burton MacIsaac (6)

jmr

Form 3811, July 1983 447-845

**SENDER** Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1.  Show to whom, date and address of delivery.

2.  Restricted Delivery.

3. Article Addressed to:  
 Peter Trivers  
 P.O. Box 191  
 Chelmsford, Mass, 01824

4. Type of Service: Article Number  
 Registered  Insured  
 Certified  COD 223927  
 Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED:

5. Signature - Addressee  
 X: *[Signature]*

6. Signature - Agent  
 X:

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT

419 Cumberlane



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207)874-8300

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P  
H

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Peter Trivers-Robb. C. Rubin  
4 Steeple Drive  
Chelmsford, Mass. 01824

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION  
September 20, 1989

Re: 419-425 Cumberland Ave. 36-G-32

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer H. Irving of the property owned by you at 419-425 Cumberland Ave., Portland, Maine. As a result of the inspection, you are hereby to correct the following substandard housing conditions:

1. EXTERIOR 1st floor R-R Broken glass-panel in Combo. Window 108-3

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 20, 1989

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

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

By [Signature]  
P. Samuel Hoffses  
Chief of Inspection Serv.

[Signature]  
Code Enforcement Officer  
H. Irving/for Kevin Carroll





## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

April 11, 1991

Fleet Bank  
One City Center  
Portland, ME 04101

Re: 419 Cumberland Ave. 36-G-32  
Units #36 & 46 - Fire Damaged. 6-120

Dear Sir:

As owner or agent of the property located at 419 Cumberland Ave., Units 36 & 46,  
Portland, Maine, you are hereby notified that as the result of a recent fire,  
the vacant apartment(s), Units #36 & #46  
is/are hereby declared unfit for human occupancy.


The above mentioned is to be kept vacant so long as the following conditions continue  
to exist thereon:

Article V - 120 - The property is damaged, insanitary, unsafe; lacks plumbing;  
ventilating, lighting or heating facilities; because of its  
general condition creates a serious menace to the occupants  
or the public; or owner, operator or occupant has failed to  
comply with orders issued under provisions of this article.  
(Code 1968 § 307.14)

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 & Urban Development

By   
P. Samuel Hottises  
Chief of Inspection Services

  
Code Enforcement Officer Marland Wing  
for Kevin Carroll (6)

jmr

cc: Maine Properties  
197 U.S. Route #1  
Scarboro, ME 04074

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE 865-2100

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph F. Gray Jr.  
Director

CITY OF PORTLAND

May 20, 1992

Fleet Bank  
One City Center  
Portland, ME 04101

Bill Risbara  
P.O. Box 368  
Scarborough, ME 04070

Re: 419 Cumberland Ave/Units 36 & 46  
CBL #: 036-G-032  
DU:

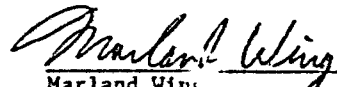
Dear Sir,

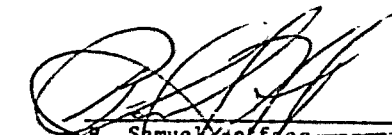
This is to inform you, as owner or agent of the property located at the above referred property, that we have released the apartment(s) or property from posting.

Therefore, you may rent units #36 and #46 to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely,

  
Marland Wing  
Code Enforcement Officer

  
Samuel P. Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 21, 1992

Paige Burnham  
Burnham Realty  
P.O. Box 1449  
Scarborough, ME 04070

Louis Brynes  
Coastal Management  
P.O. 1449  
Scarborough, ME 04070

Re: 419 Cumberland Ave  
CBL #: 036-G-032  
DU: 29

Dear Ms. Burnham,

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

- |  |       |
|--|-------|
| <u>Apt #42</u>   |       |
| 1. Hall Ceiling - Inoperative Light Fixture            | 113   |
| 2. Livingroom - Wall - Missing Receptacle Cover        | 113   |
| 3. Hall Ceiling - Illegal Extension Cord (5 days)      | 113   |
| 4. Livingroom Ceiling - Peeling Paint                  | 108-2 |
| 5. Kitchen - Faucet - Leaking hot Water                | 111-3 |
| 6. Livingroom Window - Missing Screens                 | 108-3 |
| 7. Left Front Bedroom & Kitchen Windows - Broken Glass | 108-3 |
| 8. Livingroom Ceiling - Peeling Paint                  | 108-3 |
| <u>Unit #4</u>   |       |
| 1. Overall Ceilings - Missing Plaster                  | 108-2 |
| 2. Bathroom & Closet Wall - Missing Plaster            | 108-2 |
| <u>Unit #3</u>   |       |
| 1. Closet Ceiling - Missing Plaster                    | 108-2 |
| 2. Closet Ceiling - Missing Ceiling Tiles              | 108-2 |
| 3. Closet Ceiling - Illegal Light Fixture              | 113   |
| 4. Trash in Air Shaft                                  | 109-4 |

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,

Mariand Wing  
Code Enforcement Officer

S. P. Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 21, 1992

Paige Burnham  
Burnham Realty  
P.O. Box 1449  
Scarborough, ME 04070

Re: 419 Cumberland Ave  
Apt #42 - Missing  
CBL #: 036-G-032  
DU: 29

Dear Ms. Burnham,

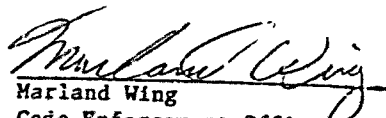
During a recent inspection of the property owned by you at the above referred property, it was noted that smoke detectors were missing/inoperable in some locations.


25 MESA 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,

  
Mariand Wing  
Code Enforcement Officer

  
Samuel P. Hoffses  
Chief of Inspection Services