

4 Chamberlain Avenue











November 14, 1977 ✓

Benedict J. & Gwenn E. Ricci
4 Chamberlain Avenue
Portland, Maine 04101

Dear Mr. & Mrs. Ricci:

Re: 4 Chamberlain Avenue - 115-C-10
NCP-Oakdale
Neighborhood Conservation

The Housing Inspections Division of the Department of Neighborhood Conservation has recently completed an exterior inspection of your property in conjunction with the above referred program.

Congratulations are extended to you for the general conditions 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.

EXTERIOR WALLS - overall - peeling paint.

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
Neighborhood Conservation

By _____
Lyle D. Noyes,
Chief of Housing Inspections

Inspector G. Bartlett
G. Bartlett

✓
January 4, 1972

Mr. Arthur E. Lekousi
26 Columbia Road
Portland, Maine 04103

Re: 4 Chamberlain Avenue


Dear Mr. Lekousi:

This is to inform you as owner or agent of the property located at 4 Chamberlain Avenue, Portland, Maine, that we have released the property from posting.

Therefore, you may rent the structure to others or occupy it yourself.

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

Sincerely,


Lyle D. Noyes
Chief of Housing Inspections

LDH:clb

LOCATION: 4 Chamberlain Avenue

CHART-BLOCK-LOT# 115-C-10

OWNER: Anita Nichols
c/o Sterling Restaurant
Post Road
Ogunquit, Maine

COMPREHENSIVE STRUCTURE DATA

Tax Val. Land 1,675 Val. Bldg. \$9,500

Tax Status: Year Due None Amt. Due _____
Tax Deed Yes _____ No X Matured Yes _____ No X

Stories 2 B (F) M A SD (D)
Com. Units _____ Divl. Units 1

1. Is Structure or any portion thereof:

a. Unsafe

Yes _____ No _____

b. Unstable

Yes _____ No _____

c. Unsanitary

Yes X No _____

d. Constitutes Fire Hazard

Yes _____ No _____

e. Unsuitable for Occupancy

Yes X No _____

2. Structure constitutes a hazard to health or safety because of:

a. Lack of Maintenance

Yes _____ No _____

b. Dilapidation

Yes _____ No _____

c. Obsolescence

Yes _____ No _____

d. Abandonment

Yes X No _____

e. Otherwise constituting a danger to life or property

Yes _____ No _____

3. Inspector's Comments:

This structure has been abandoned by the owner. It has been stripped of plumbing and sanitary facilities. All efforts by the Health Department to have the deficiencies corrected have been ignored. It was posted and declared unfit for human habitation in October 1970. The building is located in an area of fine homes and is a health hazard to the neighbors.

We therefore recommend demolition.

*Final Inspection today showed no improvements.
Recommend this building be removed from the demolition list.*

*Tabled Indefinitely
10/18/71*

4. Based upon the above findings demolition of this structure is recommended:
(Use reverse side if necessary)

Inspector: Lytle D. Hayes

Dept. Health

Date 9/10/71

5. Diagram attached Yes X No _____

Photo's attached Yes X No _____

LOCATION: 4 Chamberlain Avenue

CHART-B/DLK-LOT# 115-C-10

OWNER: Anita Nichols
c/o Sterling Restaurant
Post Road
Ogunquit, Maine

COMPREHENSIVE STRUCTURE DATA

Tax Val. Land \$1,675 Val. Bldg. \$9,500

Tax Status: Year Due None Amt. Due -----
Tax Deed Yes No X Matured Yes No X

Stories 2 B (7) M A SD (D)
Com. Units ----- Dwl. Units 1

1. Is Structure or any portion thereof:
 - a. Unsafe Yes ___ No ___
 - b. Unstable Yes ___ No ___
 - c. Unsanitary Yes X No ___
 - d. Constitutes Fire Hazard Yes ___ No ___
 - e. Unsuitable for Occupancy Yes ___ No ___
2. Structure constitutes a hazard to health or safety because of:
 - a. Lack of Maintenance Yes ___ No ___
 - b. Dilapidation Yes ___ No ___
 - c. Obsolescence Yes ___ No ___
 - d. Abandonment Yes ___ No ___
 - e. Otherwise constituting a danger to life or property Yes ___ No ___

3. Inspector's Comments:

The Fire Prevention Bureau has been inspecting this property since May 6, 1971 approximately 9 times. A Certified letter was sent to Mrs. Nichols on May 6, 1971, requesting that she board up the property. The most recent inspection, September 15, 1971 revealed that windows are broken out at the lower level on the front and rear side, making the building easily accessible to vandals. Proximities: There is a wood frame occupied dwelling on the right side about 20 feet away. Due to its open condition and proximity to an occupied dwelling, it is a fire hazard.

4. Based upon the above findings demolition of this structure is recommended:
(Use reverse side if necessary)

Inspector: Joseph P. Glavin Dept. Fire Date 9/17/71
Photo's attached Yes X No ___

5. Diagram attached Yes X No ___

LOCATION: 4 Chamberlain Avenue

CHART-BLOCK-LOT# 115-C-10

OWNER: Anita Nichols
c/o Sterling Restaurant
Post Road
Ogunquit, Maine

COMPREHENSIVE STRUCTURE DATA

Tax Val. Land \$1,675 Val. Bldg. \$9,500

Tax Status: Year Due None Amt. Due -----
Tax Paid Yes NO X Matured Yes ___ No X

Stories 2 B (F) M A SD (D)
Com. Units _____ Dwl. Units 1

1. Is Structure or any portion thereof:

- a. Unsafe Yes ___ No ___
b. Unstable Yes ___ No ___
c. Unsanitary Yes ___ No ___
d. Constitutes Fire Hazard Yes ___ No ___
e. Unsuitable for Occupancy Yes ___ No ___

2. Structure constitutes a hazard to health or safety because of:

- a. Lack of Maintenance Yes ___ No ___
b. Dilapidation Yes ___ No ___
c. Obsolescence Yes ___ No ___
d. Abandonment Yes ___ No ___
e. Otherwise constituting a danger to life or property Yes ___ No ___

3. Inspector's Comments:

This fairly modern building is structurally in good condition and is in an excellent neighborhood. Because of its abandoned condition and lack of maintenance it is becoming dilapidated and could become obsolete due to its open condition. It seems a shame that a building of this nature should be left abandoned to become unsuitable for occupancy.

4. Based upon the above findings demolition of this structure is recommended:
(Use reverse side if necessary)

Inspector: [Signature]

Dept. Building Inspection Date 9-17-71

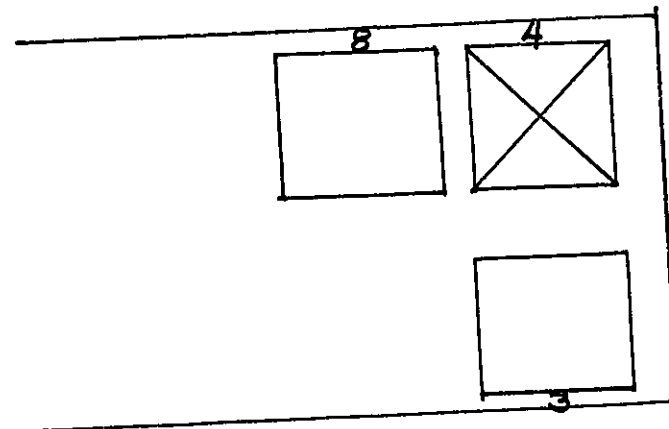
5. Diagram attached

Yes X No ___

Photo's attached Yes X No ___

4 CHAMBERLAIN AVENUE
115-C-10

CHAMBERLAIN AVENUE



WASHBURN AVENUE

SURRENDEN STREET

LOCATION: 4 Chamberlain Avenue

CHART-BLOCK-LOT# 115-C-10

OWNER: Anita Nichols Arthur Lakousi
c/o Sterling Restaurant
Post Road
Oranquit, Maine

COMPREHENSIVE STRUCTURE DATA

Tax Val. Land \$1,675 Val. Bldg. \$9,500
Tax Status: Year Due None Amt. Due -----
Tax Deed Yes No Matured Yes No
Stories 2 B M A SD
Com. Units Dwl. Units 1

1. Is Structure or any portion thereof:

a. Unsafe

Yes ___ No ___

b. Unstable

Yes ___ No ___

c. Unsanitary

Yes ___ No ___

d. Constitutes Fire Hazard

Yes ___ No ___

e. Unsuitable for Occupancy

Yes ___ No ___

2. Structure constitutes a hazard to health or safety because of:

a. Lack of Maintenance

Yes ___ No ___

b. Dilapidation

Yes ___ No ___

c. Obsolescence

Yes ___ No ___

d. Abandonment

Yes ___ No ___

e. Otherwise constituting a danger to life or property

Yes ___ No ___

3. Inspector's Comments:

This fairly modern building is structurally in good condition and is in an excellent neighborhood. Because of its abandoned condition and lack of maintenance it is becoming dilapidated and could become obsolete due to its open condition. It seems a shame that a building of this nature should be left abandoned to become unsuitable for occupancy.

4. Based upon the above findings demolition of this structure is recommended:
(Use reverse side if necessary)

Inspector: _____

Dept. Building Inspection Date 9-17-71
Photo's attached Yes No ___

5. Diagram attached Yes No ___

LOCATION: **4 Chamberlain Avenue**
 CHART-BLOCK-LOT# **115-C-10**
 OWNER: **Anita Nichols**
 c/o Sterling Restaurant
 Post Road
 Ogunquit, Maine

COMPREHENSIVE STRUCTURE DATA
 Tax Val. Land **1,675** Val. Bldg. **19,500**
 Tax Status: Year Due **None** Amt. Due _____
 Tax Deed Yes _____ No **X** Matured Yes _____ No **X**
 Stories **2** B F M A SD D
 Com. Units _____ Dwl. Units **1**

1. Is Structure or any portion thereof:
 - a. Unsafe Yes _____ No _____
 - b. Unstable Yes _____ No _____
 - c. Unsanitary Yes **X** No _____
 - d. Constitutes Fire Hazard Yes _____ No _____
 - e. Unsuitable for Occupancy Yes **X** No _____
2. Structure constitutes a hazard to health or safety because of:
 - a. Lack of Maintenance Yes _____ No _____
 - b. Dilapidation Yes _____ No _____
 - c. Obsolescence Yes _____ No _____
 - d. Abandonment Yes **X** No _____
 - e. Otherwise constituting a danger to life or property Yes _____ No _____

3. Inspector's Comments:
 This structure has been abandoned by the owner. It has been stripped of plumbing and sanitary facilities. All efforts by the Health Department to have the deficiencies corrected have been ignored. It was posted and declared unfit for human habitation in October 1970. The building is located in an area of fine homes and is a health hazard to the neighbors.
 We therefore recommend demolition.

4. Based upon the above findings demolition of this structure is recommended: (Use reverse side if necessary)
 Inspector: _____ Dept. _____ Date _____
 5. Diagram attached Yes **X** No _____ Photo's attached Yes **X** No _____

LOCATION: 4 Chamberlain Avenue

CHART-BLOCK-LOT# 115-C-10

OWNER: Anita Nichols
c/o Sterling Restaurant
Post Road
Ogunquit, Maine

COMPREHENSIVE STRUCTURE DATA

Tax Val. Land \$1,675 Val. Bldg. \$9,500
Tax Status: Year Due None Amt. Due ----
Tax Deed Yes No X Matured Yes No X
Stories 2 B E M A SD D
Com. Units Dwl. Units

1. Is Structure or any portion thereof:

- a. Unsafe
- b. Unstable
- c. Unsanitary
- d. Constitutes Fire Hazard
- e. Unsuitable for Occupancy

Yes ___ No ___
Yes ___ No ___
Yes ___ No ___
Yes X No ___
Yes ___ No ___

2. Structure constitutes a hazard to health or safety because of:

- a. Lack of Maintenance
- b. Dilapidation
- c. Obsolescence
- d. Abandonment
- e. Otherwise constituting a danger to life or property

Yes ___ No ___
Yes ___ No ___
Yes ___ No ___
Yes ___ No ___
Yes ___ No ___

3. Inspector's Comments:

The Fire Prevention Bureau has been inspecting this property since May 6, 1971 approximately 9 times. A Certified letter was sent to Mrs. Nichols on May 6, 1971, requesting that she board up the property. The most recent inspection, September 15, 1971 revealed that windows are broken out at the lower level on the front and rear side, making the building easily accessible to vandals. Proximities: There is a wood frame occupied dwelling on the right side about 20 feet away. Due to its open condition and proximity to an occupied dwelling, it is a fire hazard.

4. Based upon the above findings demolition of this structure is recommended:
(Use reverse side if necessary)

Inspector: Joseph R. Coenno

Dept. Fire

Date 9/17/71

5. Diagram attached

Yes X No ___

Photo's attached Yes X No ___

No. 956247

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO Anita Nichols		POSTMARK OR DATE K 1-30-71
STREET AND NO. Post Road		
P.O. STATE AND ZIP CODE Ogunquit, Maine		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
RETURN RECEIPT SERVICES	1 Shows to whom and date delivered With delivery to addressee only	15¢ 55¢
	2. Shows to whom, date and where delivered With delivery to addressee only	35¢ 85¢
DELIVER TO ADDRESSEE ONLY		50¢
SPECIAL DELIVERY (2 pounds or less)		45¢

POD Form 3800
July 1969

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See other side)
* GPO: 1970 O 957-400

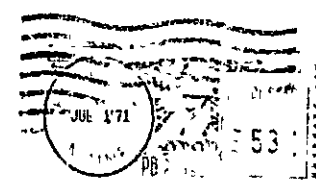
CITY OF PORTLAND, MAINE

Health Department
24 City Hall
Portland, Maine 04111

RETURNED TO SENDER

REASON CHECKED

Unclaimed	Refused
Address unknown	
Insufficient Address	
No such street number	
No such office in state	
Do not exist in this country	



Mrs. Anita Nichols
c/o Sterling Restaurant
Post Road
Ogunquit, Maine 03907

*Anita Nichols
7/20/71*

CERTIFIED RETURN RECEIPT
REQUESTED

CERTIFIED MAIL
No 956244

CITY OF PORTLAND, MAINE
HEALTH DEPARTMENT
(207) 774-8221



ARTHUR A. HUGHSON, C.P.H. M.P.H.
HEALTH OFFICER

June 30, 1971

Mrs. Anita Nichols
c/o Sterling Restaurant
Post Road
Ogunquit, Maine 03907

Re: 4 Chamberlain Avenue

Dear Mrs. Nichols:

On October 30, 1970, you received a notice from this office, delivered to you by Certified United States mail receipt #941717 to advise you that the structure owned by at 4 Chamberlain Avenue, Portland, Maine, is unfit for human habitation and must be kept vacant so long as the unsanitary, unsafe, etc. conditions continue to exist thereon. You were ordered to make the building safe and secure so that no danger to life or property, or fire hazard shall exist thereon.

An inspection of the property on June 29, 1971, by Housing Inspector Stone finds that you have not complied with the above order.

The above mentioned conditions are in violation of Chapter 307 Section 14(a) of the Municipal Codes of the City of Portland and must be corrected on or before July 29, 1971.

Failure to comply with this order will result in legal prosecution as the law allows.

Sincerely,

Arthur A. Hughson, CPH MPH
Health Director

Inspector *Gene F. Stone*

By *Lyle D. Noyes*

Chief of Housing Inspections

LDN:clb

FOR YOUR INFORMATION

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY: It shall be a violation of this ordinance for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the Health Officer under the provisions of this ordinance unless he shall first furnish to the grantee a true copy of any such order and shall at the same time notify the Health Officer in writing of the intent to so transfer either by delivering said notice to the Health Officer and receiving a receipt thereof or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section of this ordinance, such person shall be subject to a fine which may be imposed for failure to comply with any order of the Health Officer as provided herein.

SECTION 20 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED: No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this ordinance shall be effective in relieving any person of responsibility for compliance with the provision of this ordinance as set forth herein.

SECTION 24 - PENALTY: Any person violating any of the provisions of this ordinance or failing or neglecting to obey any order or notice of the Health Officer issued hereunder shall be subject to a fine of not less than \$10.00 nor more than \$100.00 and each day's violation shall be considered to be a separate offense.

June 30, 1971

Mrs. Anita Nichols
c/o Sterling Restaurant
Post Road
Ogunquit, Maine 03907

Re: 4 Chamberlain Avenue

Dear Mrs. Nichols:

On October 30, 1970, you received a notice from this office, delivered to you by Certified United States mail receipt #941717 to advise you that the structure owned by at 4 Chamberlain Avenue, Portland, Maine, is unfit for human habitation and must be kept vacant so long as the unsanitary, unsafe, etc. conditions continue to exist thereon. You were ordered to make the building safe and secure so that no danger to life or property, or fire hazard shall exist thereon.

An inspection of the property on June 29, 1971, by Housing Inspector Stone finds that you have not complied with the above order.

The above mentioned conditions are in violation of Chapter 307 Section 14(a) of the Municipal Codes of the City of Portland and must be corrected on or before July 29, 1971.

Failure to comply with this order will result in legal prosecution as the law allows.

Sincerely,

Arthur A. Hughson, CPH MPH
Health Director

Inspector _____

By _____
Chief of Housing Inspections

LDH:clb

March 17, 1971

Mrs. Anita Nichols
c/o Sterling Restaurant
Ogunquit, Maine 03907

Re: 4 Chamberlain Avenue
Portland, Maine

Dear Mrs. Nichols:

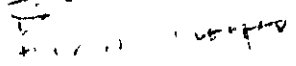
As owner or agent of the property located at 4 Chamberlain Avenue, Portland, Maine, you are hereby notified that as the result of a recent inspection the entire vacant structure is hereby declared unfit for human occupancy.

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

- 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. You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up all entrances and sealing all openings in the foundation.

Sincerely,


Lyle D. Noyes
Chief of Housing Inspections

LON:clb

Inspector _____

October 27, 1970

Mrs. Anita Nichols
59 High Street
Portland, Maine 04101

Re: 4 Chamberlain Avenue

Dear Mrs. Nichols:

As owner or agent of the property located at 4 Chamberlain Avenue, Portland, Maine, you are hereby notified that as the result of a recent inspection the entire structure is hereby declared unfit for human occupancy.

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

- 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. You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up all entrances and sealing all openings in the foundation.

Sincerely,

Lyle D. Noyes / LKN
Lyle D. Noyes
Chief of Housing Inspections

LDN:clb

Inspector

Max J. Curran

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED		BY	K.D.N.	DISTRICT	Cowan
REQUEST BY	NAME	Harold Parks			
	ADDRESS	City Map Office			
OWNER	NAME	Mrs Anita Nichols			
	ADDRESS	59 High St Portland, Me. 04101			
CONDITIONS	ADDRESS	4 Chamblee Ave			
	<p>Building was secured - Boards have been removed windows & trespassers are seen to enter the bldg are under negotiation with U.M.P.C.</p>				
COMMENTS	<p>10-22-70 Verified - sent reboarding notice per all doors windows &</p>				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).
REQUIRED P.F.E(S) PAID.

Show to whom, date and address where delivered Deliver ONLY to addressee

RECEIPT

Received the numbered article described below.

REGISTERED NO.	SIGNATURE OR NAME OF ADDRESSEE (<i>Must always be filled in</i>)
CERTIFIED TO 941717	1 <i>Ante Michel</i>
INSURED NO.	2 SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
DATE DELIVERED 10.30.70	3 <i>Florence Colley</i>
	SHOW WHERE DELIVERED (<i>only if requested</i>)