

19

Cottage Street

125-11-4

Sept. 13, 1978

Beverly A. Joubert
19 Cottage Street
Portland, Maine 04103

Dear Ms. Joubert Re: 19 Cottage Street, Portland, Maine NCP-Oakdale
125-H-4

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 condition of your property which was found to meet the standard 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
Neighborhood Conservation

By Lyle E. Noyes
Lyle E. Noyes,
Chief of Housing Inspections

Inspector M. Bartlett
G. Bartlett

VW

OK-1STEX

Housing Inspection Division

1) Insp. Name BONTLETT

2) Insp. Date 9/11/78	3) Insp. Type	4) Proj. Code DLP-382	5) Assr's: Chart 125	6) Bl 4	7) Lot 4	8) Census: Tract	9) Blk.	10) Insp. 16	11) Form NO.			
12) Hous. No. 19	13) Sec. H. No.	14) Suff	15) Direct	16) Street Name COTTAGE			17) St. Design. ST					
18) Owner or Agent: BEVERLY A. JOUBERT							19) Status 00		20) Bldg's Rat. 1			
21) Address: 19 COTTAGE ST							Zip Code: 04103					
22) City and State: PLYMOUTH												
23) D. Units 2	24) Occ. P. U. s 2	25) Rm. Units	26) Occ. R. U. s	27) No. Occupants	28) Com'l U.	29) Bldg. Type	30) Stories	31) Const. Mat.	32) O. Bs			
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use	37) D. D.	38) Iks. Ad. Bth. Fac. Yes No	39) Disp.	40) Closing Date					
Viol. No.	Remedy	Cond.	Viol. on Description			Fl. No.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
OK												

February 5, 1970

Mr. Myron Finkelman
4 Belmeade Road
Portland, Maine 04101

Dear Mr. Finkelman:

Re: 19 Cottage Street

This is to inform you, as owner of the property located at 19 Cottage Street, Portland, Maine, that we have released the first floor from posting.

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

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

Sincerely yours,

Lyle L. Noyes
Housing Inspection Supervisor

LDN:gg

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 19 Cottage Street
Loc w/a S
Bldg X Fire Elec Other X
Issued December 19, 1969
Expires January 20, 1970

Mr. Myron Finkelman
4 Belmeade Road
Portland, Maine 04101

DATE 3/4/70

Dear Sir:

On December 17, 1969 an examination was made of the premises located

at 19 Cottage Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Health Director

By *[Signature]*
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

Repair or replace all dilapidated and hazardous parts of the structure as follows:

STRUCTURAL

- X a. The foundation - needs pointing.
- X b. The roof.
- X c. The stair treads going to the second floor.
- X d. The condition which causes the dampness in the cellar.
- First Floor
- X e. The plaster on the ceiling in the kitchen.
- X f. The plaster on the ceiling in the front bedroom.
- X g. The plaster on the ceiling in the rear bedroom.
- X h. The fence in the bathtub in the bathroom.
- Second Floor
- X i. The windows in the kitchen.
- X j. The sash cords in the kitchen windows.
- X k. The plaster on the ceiling in the living room.
- X l. The sash cords in the living room windows.
- X m. The windows in the bathroom.
- X n. The sash cords in the bathroom windows.
- X o. The sash cords in the front bedroom windows.
- X p. The sash cords in the front bedroom windows.

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc 19 Cottage Street
Loc #, 1 S
Bldg X Fire Elec Other X
Issued December 19, 1969
Expires January 20, 1970

Mr. Myron Finkelman
6 Belmeade Road
Portland, Maine 04101

Dear Sir:

On December 17, 1969 an examination was made of the premises located
at 19 Cottage Street, Portland, Maine

Non-compliance with ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Health Director

By [Signature]
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ## Responsibility of Occupant
Repair or replace all dilapidated and hazardous parts of the structure as follows:

STRUCTURAL

- ☒ a. The foundation - needs pointing.
- ☒ b. The roof.
- ☒ c. The stair treads going to the second floor.
- ☒ d. The condition which causes the dampness in the cellar.
- First Floor**
- ☒ a. The plaster on the ceiling in the kitchen.
- ☒ b. The plaster on the ceiling in the front bedroom.
- ☒ c. The plaster on the ceiling in the rear bedroom.
- ☒ d. The toilet in the bathtub in the front.
- Second Floor**
- ☒ a. The windows in the kitchen.
- ☒ b. The sash cords in the kitchen window.
- ☒ c. The plaster on the ceiling in the living room.
- ☒ d. The sash cords in the living room window.
- ☒ e. The windows in the bedroom.
- ☒ f. The sash cords in the bedroom window.
- ☒ g. The sash cords in the front bedroom window.

CITY OF PORTLAND - HEALTH DEPARTMENT
HOUSING INSPECTION DIVISION
Mr. Myron Finkelson
4 Belmeade Road
Portland, Maine 04101

On December 17, 1969

Loc. 19 Cottage Street

Area: Bldg. X Plmg. X Elec. Fire
Issued: 12/18/69 Expires: 1/19/70

Idn:69

an inspection was made of the property owned by you at
19 Cottage Street, Portland, Maine C-B-L 125-44-1 and found the follow-
ing conditions WHICH DO NOT COMPLY with Chapter 307 of the Municipal Code - "MINIMUM STANDARDS
FOR HOUSING" You are hereby ordered to correct these defects before January 15, 1970

Those conditions marked with check marks (X) apply to these premises. For your convenience,
the provisions of the Housing Code which govern the conditions checked are listed.

() If checked here, the conditions apply only to the following apartment(s) _____
in this building.
For additional information, visit or telephone the Housing Inspection Supervisor at City Hall
774-822, Ext. 226. Kindly notify this office if corrected before expiration date.

STRUCTURAL ELEMENTS

- (X) Foundation
- () Basement
- () Cellar
- () Exterior walls
- (X) Roof
- () Floors
- () Interior walls
- (X) Ceilings
- () Interior doors
- (X) Windows
- () Exterior doors
- () Skylights
- () Stairways
- () Stairwells
- (X) Stairs
- () Porches
- () Chimneys
- () Flues
- () Vents
- () Required equipment
- () Utilities

DATE 12/18/69

SANITATION AND MAINTENANCE OF EQUIPMENT
RESPONSIBILITIES OF PERSONS -

VENTILATION STANDARDS

- () Window area
- () Window sash opening
- () Mechanical ventilation

LIGHTING STANDARDS

- () Outlets fixtures habitable rooms
- () Outlets and fixtures other rooms
- () Light in halls and stairways
- () Extension cords
- () Maintenance and installation

HEATING STANDARDS

- () When heat is not furnished
- () Facilities required
- () Maintenance of equipment

FIRE SAFETY STANDARDS

- () Flammable liquids, gases, vapors
- () Dwelling units egress
- () Means of egress obstructed
- () Rubbish and waste in storage rooms

INSPECTIONS

- () Inspector's report of entry

Sect 7

Sect 8

Sect 9

Sect 10

Sect 11

September 5, 1969

Mr. Myron Finkelman
4 Belmeade Road
Portland, Maine 04101

Re: 19 Cottage Street

Dear Mr. Finkelman:

As owner of the property located at 19 Cottage Street, Portland, Maine, you are hereby notified that as the result of a recent inspection, the entire first floor of the structure is hereby declared unfit for human occupancy.

The above mentioned first floor apartment 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 in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

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

Sincerely,

Lyle D. Noyes
Housing Supervisor

LDH:clb

T-15

REMARKS

[illegible]

Loc. 14C.71
 Owner John J. Kelly
 Address 1400 N. 1st St.
 Owner _____
 Address _____

DATE

REMARKS

7/2/71	1	Examined house - 1400 N. 1st St. - 14C.71
12/2/71	2	Examined house - 1400 N. 1st St. - 14C.71
1/2/72	3	Examined house - 1400 N. 1st St. - 14C.71
2/2/72	4	Examined house - 1400 N. 1st St. - 14C.71
3/2/72	5	Examined house - 1400 N. 1st St. - 14C.71
4/2/72	6	Examined house - 1400 N. 1st St. - 14C.71
5/2/72	7	Examined house - 1400 N. 1st St. - 14C.71
6/2/72	8	Examined house - 1400 N. 1st St. - 14C.71
7/2/72	9	Examined house - 1400 N. 1st St. - 14C.71
8/2/72	10	Examined house - 1400 N. 1st St. - 14C.71
9/2/72	11	Examined house - 1400 N. 1st St. - 14C.71
10/2/72	12	Examined house - 1400 N. 1st St. - 14C.71
11/2/72	13	Examined house - 1400 N. 1st St. - 14C.71
12/2/72	14	Examined house - 1400 N. 1st St. - 14C.71
1/2/73	15	Examined house - 1400 N. 1st St. - 14C.71
2/2/73	16	Examined house - 1400 N. 1st St. - 14C.71
3/2/73	17	Examined house - 1400 N. 1st St. - 14C.71
4/2/73	18	Examined house - 1400 N. 1st St. - 14C.71
5/2/73	19	Examined house - 1400 N. 1st St. - 14C.71
6/2/73	20	Examined house - 1400 N. 1st St. - 14C.71
7/2/73	21	Examined house - 1400 N. 1st St. - 14C.71
8/2/73	22	Examined house - 1400 N. 1st St. - 14C.71
9/2/73	23	Examined house - 1400 N. 1st St. - 14C.71
10/2/73	24	Examined house - 1400 N. 1st St. - 14C.71
11/2/73	25	Examined house - 1400 N. 1st St. - 14C.71
12/2/73	26	Examined house - 1400 N. 1st St. - 14C.71
1/2/74	27	Examined house - 1400 N. 1st St. - 14C.71
2/2/74	28	Examined house - 1400 N. 1st St. - 14C.71
3/2/74	29	Examined house - 1400 N. 1st St. - 14C.71
4/2/74	30	Examined house - 1400 N. 1st St. - 14C.71
5/2/74	31	Examined house - 1400 N. 1st St. - 14C.71
6/2/74	32	Examined house - 1400 N. 1st St. - 14C.71
7/2/74	33	Examined house - 1400 N. 1st St. - 14C.71
8/2/74	34	Examined house - 1400 N. 1st St. - 14C.71
9/2/74	35	Examined house - 1400 N. 1st St. - 14C.71
10/2/74	36	Examined house - 1400 N. 1st St. - 14C.71
11/2/74	37	Examined house - 1400 N. 1st St. - 14C.71
12/2/74	38	Examined house - 1400 N. 1st St. - 14C.71
1/2/75	39	Examined house - 1400 N. 1st St. - 14C.71
2/2/75	40	Examined house - 1400 N. 1st St. - 14C.71
3/2/75	41	Examined house - 1400 N. 1st St. - 14C.71
4/2/75	42	Examined house - 1400 N. 1st St. - 14C.71
5/2/75	43	Examined house - 1400 N. 1st St. - 14C.71
6/2/75	44	Examined house - 1400 N. 1st St. - 14C.71
7/2/75	45	Examined house - 1400 N. 1st St. - 14C.71
8/2/75	46	Examined house - 1400 N. 1st St. - 14C.71
9/2/75	47	Examined house - 1400 N. 1st St. - 14C.71
10/2/75	48	Examined house - 1400 N. 1st St. - 14C.71
11/2/75	49	Examined house - 1400 N. 1st St. - 14C.71
12/2/75	50	Examined house - 1400 N. 1st St. - 14C.71

OFFICE
 DATE 12/2/75

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Mr. Myron Finkelman
4 Belmeade Road
Portland, Maine 04101

Loc. 19 Cottage Street
Loc w/1 S
Bldg XFire XElec Other X
Issued 2/3/69
Expires 3/3/69
773-516

Dear Sir:
On January 30, 1969 an examination was made of the premises located
at 19 Cottage Street, Portland, Maine,

Non-compliance with the ordinances relating to housing conditions was found as detailed below.
In accordance with the provisions of the above ordinance, you are hereby ordered to
correct these defects according to specifications within the time limits allowed. Failure to
comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be ob-
tained from the Building Inspector, Health, Fire or other City Departments. These must be ob-
tained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at
this Office. Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections
have been completed.

Very truly yours,
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

STRUCTURAL

- Repair and put in good order all dilapidated and hazardous parts of
the structure as follows:
- ✓ a. ~~Repair or replace the cracked foundation on the left side and rear~~
~~of the structure.~~
 - ✓ b. ~~Repair or replace the open gutter on the left rear corner of the~~
~~structure.~~
 - ✓ c. ~~Determine the reason and remedy the condition which now causes the~~
~~darkness in the cellar of the structure.~~
 - ✓ d. ~~Repair or replace the broken treads on the cellar stairs and the~~
~~loose bulkhead stairs.~~
 - ✓ e. ~~Repair or replace the cracked, loose, or missing plaster on the~~
~~ceilings of the kitchen and bedrooms of the first floor apartment.~~
 - ✓ f. ~~Determine the reason and remedy the condition which now causes signs~~
~~of leakage in the bathroom of the first floor apartment.~~
 - ✓ g. ~~Replace the broken window panes in the bathroom and bedroom of the~~
~~first floor apartment.~~
 - ✓ h. ~~Determine the reason and remedy the condition which now causes the~~
~~floor to stain in the bathroom of the first floor apartment.~~
 - ✓ i. ~~Repair or replace the cracked and loose molding in the living room of~~

STRUCTURAL CONTINUED

- ✓ j. ~~The first floor apartment.~~
 - ✓ k. ~~Repair or replace the curtilage roofing material on the roof of the~~
~~structure.~~
- PLUMBING**
Check and have repaired all defective plumbing and plumbing fixtures
throughout the structure.
- ✓ a. ~~Our inspection reveals that the plumbing should be checked by a~~
~~licensed plumber.~~
 - ✓ b. ~~Determine the reason and remedy the condition which now causes the~~
~~faucet to leak in the bathroom of the first floor apartment.~~
- NUISANCE AND UNSANITARY CONDITIONS**
- ✓ a. ~~Accomplish a general cleaning of the cellar by removing and properly~~
~~disposing of all trash and debris.~~

At the time of the inspection, we were unable to gain entrance to
the second floor apartment. Therefore, any substandard conditions now
existing which are in violation of the Housing Code must be corrected
to agree with the Housing Code.

The above mentioned conditions are in violation of Chapter 307 of
the Municipal Code of the City of Portland and must be corrected on
or before March 3, 1969.

Photos ☒ yes ☐ no

Prof. No. ☐ C.I. ☐

Stories ☒ 2 ☐ 1 ☐ 1 F.M. ☐ A.S.D. ☐ S.A.R. ☐ M.S.A. ☐ N.A. ☐ M.S. ☐ S.T.P.

Ass'ts ☐ Zone ☐ Zone Viol ☐

Com. Units ☐ Rmg Units ☐ Dwl. Units ☐

Date 12/17/69

LOCATION	19 COTTAGE	COMP
OWNER	M. EINHORN	PEND
AGENT	4 BELMONT RD	
OWNER		
AGENT		
OWNER		
AGENT		

	Occupants	Information				Occupancy				Facilities				Violations			
		LOC.	RENT	FURN.	WK. I.	RMS	PER.	ALLD	LGRS	HEAT	BATH	FLSH	K.SK	H.W.	CK'G		
1.																	
2.																	
3.																	
4.																	
5.																	
6.																	
7.																	
8.																	

STRUCTURE RATING ☐

STRUCTURE SCHEDULE

YARD ☒ GARBAGE & RUBBISH ☒ CONTACT AS COV Y ☒ DRAINAGE ☒ ZONE VIOL. STRUCTURE EXTERIOR ☒ STEPS, STAIRS, PORCHES ☒ FOUNDATION <u>POINT CRACK IN FOUNDATION</u> ✓ ☒ WALLS ☒ WINDOWS, DOORS ☒ ROOF, DRAINS <u>ROOFING MATERIAL CURVED + WOOD</u> ✓ ☒ OUT BUILDINGS INFESTATION ☒ RATS ☐ RI ☐ DI ☐ E ☒ OTHER (SPECIFY) EGRESS ☒ DUAL ☒ YES ☐ NO ☒ OBST'N Remarks Portland Health Dept. CS-8 Inspector <u>K. J. K.</u>	STRUCTURE INTERIOR ☒ HALL OBST'N ☒ HALL LIGHTING ☒ HALL, FLOOR WALLS CEILING ☒ STAIRWAYS <u>STAIR TREADS TO 2 FLOOR BY PARADE</u> ✓ ☒ WINDOWS AIRSHFT ☒ ELECT. WIRING HEATING CENTRAL YES ☒ NO ☐ ☒ STACKS FLUES, VENTS ☒ CHIMNEY ☒ EQUIPMENT, REPAIR PLUMBING ☒ SUPPLY LINE ☒ WASTE LINE BASEMENT ☒ GEN'L SANIT'N ☒ DAMPNSS ☐ RI ☐ OK <u>DAMPNESS</u> ✓ ☒ STAIRS ☒ LIGHTING BASEMENT UNIT ☒ MIN 7' x 8' ☒ DAMPNSS ☐ RI ☐ OK ☒ WINDOW 11' x 8' ☒ DUAL EGRESS ☐ YES ☐ NO PROHIBITED COMB'N USE ☒ A SOC. USE HAZARD ☒ HAZARDOUS VENTS
--	---

Inspector

No. *100*

D.U. Location

Occupant _____

Allowed 2

Yes.

pres

[illegible]

Pla

- LIV1 ROOM
- (✓) Plaster - loose, cracked, missing, Ceiling/Walls
 - (✓) Windows - loose, broken, not weathertight
 - (✓) Sash Cords - broken, missing
 - (✓) Floors - boards/flooring-loose, worn, damaged
 - (✓) Doors - knobs - loose, missing. Panels/frame dam
 - (✓) Electrical (c)
 - (✓) Sanitation (c)

(✓) Plaster

- LIV1 ROOM
- (✓) Plaster - loose, cracked, missing, Ceiling/Walls
 - (✓) Windows - loose, broken, not weathertight
 - (✓) Sash Cords - broken, missing
 - (✓) Floors - boards/flooring-loose, worn, damaged
 - (✓) Doors - knobs - loose, missing. Panels/frame dam
 - (✓) Electrical (c)
 - (✓) Sanitation (c)

[illegible][illegible]

(A) Plus

- | | |
|--|-------------|
| | DINING ROOM |
|--|-------------|

s () Plaster

- () Plaster - loose, cracked, missing, - Ceiling/walls
- () Windows - loose, broken, Not weathertight
- () Sash cords - broken, missing
- () Floors - boards/flooring - loose, worn, damaged
- () Doors - knobs - loose, missing. Panels/frame damage
- () Electrical (e)
- () Sanitation (e)

Electrical

Sanitation - Vermin 0 R

Remarks:

Inspector

Date 1.21.69

Location

D.U. Location

Occupant

Inspector

Project Name/no.

Photos

Yes

No.

Allowed

Occupant _____						Lavatory	Hot Water	Cooking	Dual Egress	Heat
Rent	Furn	Weekly Inc	Rooms	Bath	Flush					

KITCHEN

- KITCHEN
- (X) Plaster-loose, cracked, missing-Ceiling/Walls
 - (X) Windows - loose, broken, not weathertight ✓
 - (X) Sash Cords - broken, missing ✓
 - (X) Floors - boards/flooring - loose, worn, damaged
 - (X) Doors - knobs - loose, missing Panels/frames dam.
 - (X) Counter top - loose, cracked, damaged
 - (X) Sink - worn, chipped, cracked, needs caulking
 - (X) Range - improper stack, flue, vent
 - (X) Plumbing (a)
 - (X) Electrical (a)
 - (X) Sanitation (a)

LIVING ROOM

- LIVING ROOM
- (C) Plaster - loose, cracked, missing, Ceiling/Walls
 - (X) Windows - loose, broken, not weathertight
 - (C) Sash Cords - broken, missing
 - (X) Floors - boards/flooring-loose, worn, damaged
 - (X) Doors - knobs - loose, missing. Panels/frame dam.
 - (X) Electrical (c)
 - (X) Sanitation (c)

Bed Rooms and/or other rooms

Bed Rooms	and/or Other Room
✓	
✓	
M ✓	
✓	
✓	
✓	
✓	
F	
Plumbing	

BATHROOM

- BATHROOM
- (1) Plaster - loose, cracked, missing, Ceiling/Walls
- (2) Windows - loose, broken glass, not weather tight
- (3) Sash Cords - broken, missing, worn
- (4) Floors - boards/flooring - loose, worn, damaged, buckled
- (5) Doors - knobs - loose, missing. Frames damaged
- (6) Toilet - Tank, broken, loose, Leaks, loose, cracked
- (7) Lavatory - worn, chipped, cracked, needs caulking, trap leaks
- (8) Ventilation - Yes No
- (9) Plumbing (b)
- (10) Electrical (b)
- (11) Sanitation (b)

DINING ROOM

- DINING ROOM
- () Plaster - loose, cracked, missing, -Ceiling/Walls
 - () Windows - loose, broken, not weathertight
 - () Sash cords - broken, missing
 - () Floors - boards/flooring - loose, worn, damaged
 - () Doors - knobs - loose, missing. Panels/frame damaged
 - () Electrical (d)
 - () Sanitation (d)

- () Plaster - loose, cracked, missing, - Ceiling/walls
- () Windows - loose, broken, Not weathertight
- () Sash cords - broken, missing
- () Floors - boards/flooring - loose, worn, damaged
- () Doors - knobs - loose, missing. Panels/frame damaged
- () Electrical (e)
- () Sanitation (e)

Plumbing

Electrical

Sanitation - Vermin 0 R

Remarks:

Fire Chief Joseph R. Crono

8/6/69

Lyle D. Hoyer, Housing Supervisor

19 Cottage Street

We recently made an inspection at the property located at 19 Cottage Street owned by Myron Finkelman. The furnace was found to be in ~~very~~ dangerous condition.

We call this to your attention for whatever action you care to take.

Lyle D. Hoyer
Housing Supervisor

June 5, 1964

OK

DATE 7-3-64

Mr. Myron Finkelman
19 Spruce Street
Portland, Maine

Dear Mr. Finkelman:

RE: 19 Cottage Street

We recently made an inspection of the property owned by you at 19 Cottage Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following sub-standard housing conditions:

STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Patch up the rear foundation.
- b. Repair or replace the loose, worn, dilapidated and hazardous cellar stairs.
- c. Repair or replace the loose, cracked, or missing plaster of the ceilings of the bedrooms of the first floor apartment.

PLUMBING

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a. Determine the reason and remedy the condition which causes the supply line of the kitchen sink of the first floor apartment to leak.

ELECTRICAL EQUIPMENT

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a. Install adequate artificial illumination over the cellar stairs.
- b. Properly repair the bedroom fixture of the first floor apartment so it will work independently.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, and must be corrected on or before June 12, 1964.

Sincerely yours,

Gordon E. Martin
Housing Supervisor

GEN/bjp

OVER

MAINE PRINTING CO. PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 19 COTTAGE STREET
Loc w/1 S MISC.
Bldg X Fire X Elec X Other
Issued August 29, 1961
Expires September 29, 1961

Mr. Myron Finkelman
19 Spruce Street
Portland, Maine

Dear Sir:

On August 10, 1961 an examination was made of the premises located at 19 Cottage Street, Portland, Maine.
Non-compliance with the ordinances relating to housing conditions was found as detailed below.
In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.
Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.
If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Spruce 4-8221, extension 226. kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Douglas H. Brown, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Repair or replace the deteriorated and dilapidated front steps.
- b. Repair or replace the cracked foundation on the left side and rear of the structure.
- c. Repair or replace the loose handle on the storm door.
- d. Repair or replace the missing drain pipe on the rear of the structure.
- e. Repair or replace the open gutter on the left rear corner of the structure.
- f. Point up the foundation at the front and seal all openings in the front of the cellar.
- g. Repair or replace the cracked, loose, or missing plaster on the walls along the 2nd floor stairway and in the bedroom of the 1st floor apt.
- h. Determine the reason and remedy the condition which now causes the dampness in the cellar of the structure.
- i. Repair or replace the broken treads on the cellar stairs and the loose bulkhead stairs.
- j. Determine the reason and remedy the condition which now causes the ceiling to sag in the bathroom and living room of the 1st floor apt.
- k. Repair or replace the cracked, loose, or missing plaster on the ceilings of the kitchen and bedrooms of the 1st floor apt.
- l. Determine the reason and remedy the condition which now causes signs of leakage in the bathroom of the 1st floor apt.
- m. Replace the broken window panes in the bathroom and bedroom of the 1st floor apt.
- n. Determine the reason and remedy the condition which now causes the floor to slant in the bathroom of the 1st floor apt.
- o. Repair or replace the cracked and loose molding in the living room of the 1st floor apt.
- p. Repair or replace the curling roofing material on the roof of the structure.

PLUMBING

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a. Our inspection reveals that the plumbing should be checked by a licensed plumber.

- plumber.
- b. Properly close the two waste traps in the cellar.
- c. Determine the reason and remedy the condition which now causes the waste line to leak under the kitchen sink of the 1st floor apt.
- d. Determine the reason and remedy the condition which now causes the faucet to leak in the bathroom of the 1st floor apt.
- e. Repair or replace the cross connection in the bathroom of the 1st floor apt.
- f. Repair or replace the defective taped waste pipe under the lavatory in the bathroom of the 1st floor apt.
- g. Repair or replace the cracked tank cover in the bathroom of the 1st floor.
- h. Determine the reason and remedy the condition which now causes the flush to run continuously in the bathroom of the 1st floor apt.

ELECTRICAL EQUIPMENT:

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a. Our inspection reveals that the wiring should be thoroughly checked by a competent licensed electrician.
- b. Determine the reason and remedy the condition which now causes the fuses to blow frequently.
- c. Install convenience outlets where there is a dangerous excessive use of extension cords. Particular attention is directed to the living room of the 1st floor apt.

HEATING:

- a. Clean the cleanouts in the chimney at the base of the cellar.
- b. Repair or replace the missing cleanout door.

NUISANCE AND INSANITARY CONDITIONS:

- a. Accomplish a general cleanup of the cellar by removing and properly disposing of all trash, filth, litter, and debris.
- b. Rid the premises of all infestation (cockroaches, rats). If you are unable to do the work yourself, we suggest that you procure the services of a pest control operator registered with this Department to do the work for you.

At the time of the inspection, we were unable to gain entrance to the 2nd floor apt. Therefore, any substandard conditions now existing which are in violation of the Housing Code must be corrected to agree with the Housing Code.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, and must be corrected on or before September 29, 1961.

Photos ☐ yes ☐ no

Proj. No. ☐ C.I. ☐ HISC

Stories ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9

Date 8-10-61

Zone ☐ Zone Viol ☐

Com. Units ☐ Rmg Units ☐ Dwl. Units ☐

LOCATION	19 Cottage St	COMP
OWNER	MYRON FINKELMAN	PEND
AGENT	19 Spruce St	
OWNER		
AGENT		
OWNER		
AGENT		

Occupants	Information										Facilities										Violations	
	LOC.	RENT	FURN.	WK. I.	RMS	PER.	ALLD	LGRS	HEAT	BATH	FLSH	A. SK	H. W.	CK. G.								
Howard G. Teaton Jr	5	4 mos	18 mos	3.125	1st	18																
Barbara Foster	NA				2nd																	
3.																						
4.																						
5.																						
6.																						
7.																						
8.																						

STRUCTURE RATING ☐

STRUCTURE SCHEDULE

YARD

☒ GARBAGE & RUBBISH

☒ CONTAINERS COMPLY

☒ DRAINAGE

☐ ZONE VIOL.

STRUCTURE EXTERIOR

☒ STEPS, STAIRS, PORCHES

☒ FOUNDATION

☒ WALLS

☒ WINDOWS, DOORS

☒ ROOF, DRAINS

☒ OUT BUILDINGS

INFESTATION

☒ RATS

☒ OTHER (SPECIFY)

EGRESS

☒ DUAL

☒ YES

☒ NO

☒ OBSTN

STRUCTURE INTERIOR

☒ HALL OBSTN

☒ HALL LIGHTING

☒ HALL FLOOR WALLS CEILING

☒ STAIRWAYS

☒ WINDOWS, AIRSHFT

☒ ELECT. WIRING

☒ HEATING CENTRAL

☒ STACKS FLUES VENTS

☒ CHIMNEY

☒ EQUIPMENT REPAIR

☒ PLUMBING

☒ SUPPLY LINE

☒ WASTE LINE

☒ BASEMENT

☒ GEN'L SANITN

☒ DAMPNSS

☒ STAIRS

☒ LIGHTING

☒ BASE DWL. UNIT

☒ MIN 7' - 3'

☒ DAMPNSS

☒ WINDOW 1/12 X 8'

☒ DUAL EGRESS

☒ PROHIBITED COMB'N USE

☒ ASSOC. USE HAZARD

☒ HAZARDOUS VENTS

NOTE

Roofing material

Roofing material

Roofing material

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Portland Health Dept.

CS-8

Inspector

970

Photos ☐ yes ☐ no
Proj. No. ☐

Date 3-10-61

MISC -

DWELLING UNIT SCHEDULE

CROWDING	LOCAL OR	19-677940	COMP.
SANIT.	D U LOC	107 Floor	PEND.
INFEST.	OCCUPY	Howard G Yeaton Jr	
SAFE D.U.	OWNER		
DET RM	AGENT		
	ADDRESS		VTS

Occupant	Information	Occupancy	Facilities	Violations
Howard G Yeaton Jr	3-4 rms 15 m 3 2 JV	15' 10" 2 1/2 6	2 2 2 6	2 2 2 6
2.				
3.				
4.				

OVERCROWDING	KITCHEN	LIV	BED	BED	BED	BED	BED	OTHER	TOTAL
85' 7"	✓	✓	✓	✓	✓	✓	✓	✓	✓
50 SLEEP'G	✓	✓	✓	✓	✓	✓	✓	✓	✓
VENTILATION 1/12 x 1/2	✓	✓	✓	✓	✓	✓	✓	✓	✓
LIGHTING WIRING	✓	✓	✓	✓	✓	✓	✓	✓	✓
DET-RN WALLS	✓	✓	✓	✓	✓	✓	✓	✓	✓
CEILINGS	✓	✓	✓	✓	✓	✓	✓	✓	✓
WINDOWS	✓	✓	✓	✓	✓	✓	✓	✓	✓
DOORS	✓	✓	✓	✓	✓	✓	✓	✓	✓
FLOORS	✓	✓	✓	✓	✓	✓	✓	✓	✓

Remarks
1- Extensive use of extension cords. Fuses
Blow out quite frequently
2- Holes & CRACKS
3- CRACKED in KIT & Bedrooms extensive in
Large bedroom signs in Bath & Liv. signs of
leakage in Bath
4- Broken
5- STAIRS

Molding under hanging in Liv Room
ceiling CRACKED - loose.

Portland
Health Dept.
CS-7

SQUINCH in Bath room
Front.

Inspector

KITCHEN SINK & WATER
☒ SINK
☒ SUPPLY & WASTE Leaks under sink
☒ PLBG. GEN'L Should be checked by licensed plumber
HEATING
☐ STACKS, FLUES, VENTS
☐ HT'RS VENTED, REP'R
BATHING FACILITIES
☐ SHARED MAX. 4DU
☐ WMG U. 1 PER 15
☐ MIN. 7' STOD HT.
☐ VENT'LN
☐ PROPER ACCESS
☒ PLBG X COAN - faucet leaks
☒ SANIT'N TRAP wash pipe wash BASIN
TOILET FACILITIES
☐ SHARED MAX. 2 DU
☐ WMG U. FLN & LAV 1 PER 10
☐ VENT'LN
☐ PROPER ACCESS
☒ PLBG BRNLT - Tank cover
☒ SANIT'N flush runs - does not work properly
INFESTATION
☐ RATS ☐ RI ☐ O ☐ Y
☒ OTHER (SPECIFY) Roaches
EGRESS
☒ DUAL ☐ YES ☐ NO
☐ OBST'N

Photos ☐ yes ☐ no
 Proj. No.

Misc

Date 8-10-61

DWELLING UNIT SCHEDULE

LOCATING	LOCAL	19 Cottage St	COMP.
TENIT.	D U	2nd floor	PEND.
INFEST.	OCUP		
BASE D U	OWNER		VTS
DET RM	ADDRESS		

Occupant	Information	Occupancy	Facilities	Violations
	LOC. RENT FURN WK I. RMS	PER. ALL'D LGRS HEAT BATH FLSH K.SK H.W. CK'G		
1. Barbara - Foster	NA	2nd floor		
2.				
3.				
4.				

KITCHEN	TOILET	DINING	BED	BED	BED	BED	OTHER	TOTAL	KITCHEN SINK & WATER
OVERCROWDING									☐ SINK
55' - 7'									☐ SUPPLY & WASTE
50 SLEEP Q									☐ PLBG. GEN'L
VENTILATION									HEATING
17/12 x 1/2									☐ STACES, FLUES, VENTS
LIGHTING									☐ HT'S VENTED, REP'R
WIRING									BATHING FACILITIES
DET'RN									☐ SHARED MAX. 4
WALLS									☐ RMG U. 1 PER 15
CEILINGS									☐ MIN. 7' STOR HT.
WINDOWS									☐ VENT'LN
DOORS									☐ PROPER ACCESS
FLOORS									☐ PLB'G
									☐ SANIT'N
									TOILET FACILITIES
									☐ SHARED MAX. 2 DU
									☐ RMG U FLSH & LAV 1 PER 10
									☐ VENT'LN
									☐ PROPER ACCESS
									☐ PLB'G
									☐ SANIT'N
									INFESTATION
									☐ RATS ☐ M ☐ O ☐ E
									☐ OTHER (SPECIFY)
									EGRESS
									☐ DUAL ☐ YES ☐ NO
									☐ OBST'N

Remarks: I should not admit inspector
 Reason: taking a bath. She
 also would not let a state.

Only one way out of
 this unit - 2nd floor

Portland
 Health Dept.
 CS-7

Inspector

LOC. 19 Cottage St - Portland	CLASS CODE
ONR AGT Mr. J. J. Bellman	DATE 8-10-61
ONR AGT ADD 19 Cottage St	REFER BY 222
OCCUPANT Edward E. Gorton Jr.	COMP JFD Y N 1
CPLNT	REIN. NO. VTS 2
CPLNT ADD 19 Cottage St - Portland	T W O

FINDINGS: Sewage back-up into
 basement. Had ceiling. Raining bugs etc.
 bad plumbing.

Call made at 19 Cottage St Aug. 9, 1961
 no one answered the door.
 Called the owner and returned call.
 He will have some labor done.

ACTION: Call made Aug. 14, 1961 work taken
 care of.

O.K.

3-2586
 CITY OF
 PORTLAND
 HEALTH
 DEPARTMENT

Joseph J. Welch
 Plumbing Insp

COMPLAINT
 INSPECTION
 REPORT

CS 330

