

902 Brighton Avenue - 260-B-26

PS Form 3811 AUG 1975

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL


● SENDER Complete items 1, 2 and 3  
Add your address in the RETURN TO space on reverse

1 The following service is requested (check one)  
 Show to whom and date delivered \_\_\_\_\_  
 Show to whom, date, and address of delivery \_\_\_\_\_  
 RESTRICTED DELIVERY  
 Show to whom and date delivered \_\_\_\_\_  
 RESTRICTED DELIVERY  
 Show to whom, date, and address of delivery \_\_\_\_\_  
 (CONSULT POSTMASTER FOR FEES)

2 ARTICLE ADDRESSED TO:  
 Mr. David R. Cope  
 34 Preble Street  
 Portland, Maine 04101

3 ARTICLE DESCRIPTION  
 REGISTERED NO | CERTIFIED NO | INSURED NO  
 | 0025468 | |  
 (Always obtain signature of addressee or agent)

I have received the article described above  
 SIGNATURE  Addressee  Authorized agent

4 DATE OF DELIVERY *Virginia B. Smith* POSTMARK  


5 ADDRESS (Complete only if requested)

6 UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

Re: 888-002 Brighton Ave - Schmitt

P31 0925468  
**RECEIPT FOR CERTIFIED MAIL**

NO INSURANCE COVERAGE PROVIDED—  
 NO FOR INTERNATIONAL MAIL  
 (See Reverse)

SENT TO		Re: 888-902 Brighton Ave. - Schmuckal
Mr. David R. Cope STREET AND NO		
34 Preble St. P.O. STATE AND ZIP CODE Portland, Me. 04101		
POSTAGE		
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	SHOW TO WHOM AND DATE DELIVERED
	SPECIAL DELIVERY	
	RESTRICTED DELIVERY	
	OPTIONAL SERVICES	
RETURN RECEIPT SERVICE	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
TOTAL POSTAGE AND FEES		
POSTMARK OR DATE		

PS Form 3800, Apt. 1976



CITY OF PORTLAND

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

November 13, 1981

Mr. David R. Cope  
34 Preble Street  
Portland, Maine 04101

Re: 888-902 Brighton Avenue 260-B-18 to 26 GEN.

Dear Mr. Cope:

As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure, so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before November 20, 1981.

If you have any questions regarding this action, you may contact this office by calling 775-5451, Ext. 311 or 318.

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

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

Code Enforcement Officer - M. Schmuckal(3)

jmr

PS Form 3811 April 1972

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

- 1 The following service is requested (check one).
- Show to whom and date delivered
  - Show to whom, date, and address of delivery
  - RESTRICTED DELIVERY  
Show to whom and date delivered
  - RESTRICTED DELIVERY.  
Show to whom, date, and address of delivery
- (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:  
 Mr. David R. Cope  
 34 Preble Street  
 Portland, Maine 04101

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	6028750	

(Always obtain signature of addressee or agent)

I have received the article described above.  
 SIGNATURE  Addressee  Authorized agent

4. DATE OF DELIVERY  
*Virginia B. Littlefield*

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

POSTMARK  
 MAR 30 1981

CLERK'S INITIALS  
 JH14

RGPO 1978-272-922

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

Re: 988-902 Elizabeth Ave Schenectady NY

P35 6028750

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

SENT TO  
Mr. David R. Cope  
STREET AND NO  
34 Preble Street  
P.O. STATE AND ZIP CODE  
Portland, Maine 04101

POSTAGE		\$
CERTIFIED FEE		
S. E.C.M. DELIVERY		
RESTRICTED DELIVERY		
CONSULT POSTMASTER FOR FEES	OPTIONAL SERVICES	
	RETURN RECEIPT SERVICE	
	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
TOTAL POSTAGE AND FEES		\$

POSTMARK OR DATE

PS Form 3800, Apr. 1976

Re. 888-902 Brighton Ave. - Schmittkai

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-26-81	BY	Burt	DISTRICT	Marge
REQUEST BY	NAME	Lyle Noyes			
	ADDRESS				
OWNER	NAME	DAVID R. COPE (Trust Corp - 774 9013)			
	ADDRESS	34 Peabody St - 04101			
CONDITIONS	ADDRESS	Corner of Brighton & Capric 888-902 Brighton Ave.			

Empty bldg, dilapidated, not secured,  
wrote letter

COMMENTS: Take a look and send out one of our 7-day  
"you secure it or we will and bill you for it" letters,  
SPECIAL INSTRUCTIONS: A.S.A.P. please! 3-26-81 [initials], Area been  
-P-T-A-S

DIVISION	SANITATION	HOUSING	NURSING
PRIORITY	ROUTINE	SPECIAL	BY
	URGENT	REPORT TO	DATE

Cope, David R.  
34 Preble St 04101

260-8-18 to 26

260-8-

888-902 Bus. Wagon Ave





## CITY OF PORTLAND

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

March 26, 1981

Mr. David R. Cope  
34 Preble Street  
Portland, Maine 04101

Re: 888-902 Brighton Ave. 260-B-18 to 26  
Gen.

Dear Mr. Cope:

As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before April 2, 1981.

If you have any questions regarding this action, you may contact this office by calling 775-5451, Ext. 311 or 318.

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

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

Mary Schmeckel  
Code Enforcement Officer - Schmeckel

jmr

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Charles Lane, Assistant Corporation Counsel

DATE: 3-27-81

FROM: Lyle D. Noyes, Inspection Services Division

SUBJECT: Vacant Building Brighton Avenue - Capisic Street  
Letter to City Manager re: 888-902 Brighton Avenue

I have advised Paul Rollins that a letter was mailed to the owner of this property ordering him to board up the building within seven days. He was advised that if he has not taken the corrective action, that we have the right under State Statute to proceed to secure it and to place a lieu against the property for the costs incurred by the City to do so.

The owner or agent:

David R. Cope (Minat Corporation)  
34 Preble Street  
Portland, Maine

---

Lyle D. Noyes

LDN/jmr

C E R T I F I C A T E  
O F  
C O M P L I A N C E

CITY OF PORTLAND  
Department of Health & Social Services  
Housing Inspections Division  
Telephone: 775-5451 - Extension 448

December 2, 1976 ✓

Mrs. Helen M. Kragelund  
365 Danforth Street  
Portland, Maine 04 102

Re: Premises located at 902 Brighton Avenue, Portland, Maine 260-B-26

Dear Mrs. Kragelund:

A re-inspection of the premises noted above was made on December 1, 1976  
by Housing Inspector Leary.

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 June 3, 1975.

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 1981.

Sincerely yours,  
David C. Bittanbender  
Director  
Health & Social Services

Inspector

Martin Leary  
M. Leary

By

Richard J. [Signature]  
Chief of Housing Inspections

/RB

OK  
DATE 12/1/76

July 20, 1976

Mrs. Helen M. Kregelund  
365 Danforth Street  
Portland, Maine 04102

Dear Mrs. Kregelund:

Re: 902 Brighton Avenue, Portland, Maine 260-B-26

As owner or agent of the above referred property, you were notified on October 22, 1975, by Certified United States mail receipt #487189, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on July 19, 1976, by Housing Inspector Laary and, as a result, you are hereby ordered to correct the violations listed below on or before August 2, 1976.

Very truly yours,

David C. Bittenbender, Director  
Health & Social Services

By [Signature]  
Chief of Housing Inspections

Inspector  
H. Laary

**EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE** Section(s)

- |                                 |                 |   |     |
|---------------------------------|-----------------|---|-----|
| 1. DOWNSPOUT                    | left wall       | replace six missing downspout.                            | 3-d |
| 2. FRONT PORCH                  | entrance canopy | replace missing fascia board.                             | 3-d |
| 3. " "                          | " "             | replace rotted cornice molding.                           | 3-c |
| 4. FOUNDATION                   | overall         | point up foundation where needed.                         | 3-a |
| 5. EXTERIOR WALLS               |                 | repair or replace the loose and missing shingles overall. | 3-a |
| 6. REAR SUN ROOM                | roof            | repair the loose and rotted eave members.                 | 3-a |
| 7. REAR BULKHEAD                |                 | repair or replace the loose and rotted leaking eaves.     | 3-d |
| 8. LEFT REAR PORCH              | floor           | repair or replace the broken board.                       | 3-d |
| 9. FRONT PORCH                  |                 | repair or replace the broken treads on stairs.            | 3-d |
| CELLAR STAIRWAY                 | "               | "   | "   |
| <b>First Floor</b>              |                 |   |     |
| 10. BATHROOM                    | window          | secure glass by reglazing window.                         | 3-c |
| 11. MIDDLE BEDROOM              | window          | secure glass by reglazing window.                         | 3-c |
| 12. MIDDLE BEDROOM              | window          | replace the broken glass.                                 | 3-c |
| 13. BATHROOM                    | ceiling         | repair the defective light fixture.                       | 4-b |
| 14. FRONT AND REAR CELLAR FLOOR |                 | remove all rubbish and debris and properly dispose of it. | 3-a |
| 15. FRONT CELLAR FOUNDATION     |                 | replace the missing mortar.                               | 3-c |
| 16. PANTRY                      | window          | replace the broken glass.                                 | 3-c |

continued -

Re: 902 Brighton Avenue - 260-B-26 - continued

**Second Floor**

<del>17.</del>	<del>KITCHEN</del>	<del>window</del>	<del>secure glass by reglazing window.</del>	
	<del>BATHROOM</del>	<del>"</del>	<del>"</del>	<del>"</del>
	<del>LIVING ROOM</del>	<del>"</del>	<del>"</del>	<del>"</del>
	<del>DINING ROOM</del>	<del>"</del>	<del>"</del>	<del>"</del>
<del>18.</del>	<del>LEFT FRONT BEDROOM</del>	<del>window</del>	<del>secure glass by reglazing window.</del>	<del>3-c</del>
	<del>RIGHT REAR BEDROOM</del>	<del>"</del>	<del>"</del>	<del>"</del>
<del>19.</del>	<del>SUN ROOM</del>	<del>window</del>	<del>secure glass by reglazing window.</del>	<del>3-c</del>
				<del>3-c</del>

October 22, 1975

Mrs. Helen H. Kragelund  
365 Danforth Street  
Portland, Maine 04102

Re: 902 Brighton Avenue, Portland, Maine 260-8-26

Dear Mrs. Kragelund:

As owner or agent of the above referred property, you were notified on June 6, 1975, by Certified United States mail receipt #487045, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing". Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on October 21, 1975, by Housing Inspector Gough and, as a result, you are hereby ordered to correct the violations listed below on or before November 24, 1975.

Sincerely yours,  
David C. Bittenbender  
Health Director

Lyle D. Noyes  
Chief of Housing Inspections

Inspector

M. Gough

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE SECTION(S)

- |   |    |
|---|----|
| 1. ✓ Replace missing downspout on left wall.  | 3a |
| 2. ✓ Replace missing entrance canopy fascia board on front porch.                               | 3d |
| 3. ✓ Replace rotted entrance canopy cornice molding on front porch                              | 3d |
| 4. ✓ Point up the overall foundation where needed. K  | 3a |
| 5. ✓ Repair or replace the loose, missing shingles where needed on exterior wall.               | 3a |
| 6. ✓ Repair or replace the loose, rotted eave members on rear sunroom roof.                     | 3a |
| 7. ✓ Repair or replace the loose, rotted leaking members of rear bulkhead.                      | 3a |
| 8+9   |    |
| <u>First Floor - Overall</u>  |    |
| 8. 10 Reglaze the bathroom window, to secure the glass.   | 3c |
| 9. 11 Reglaze the middle bedroom window, to secure the glass.                                   | 3c |
| 10. 12 Replace the broken glass in the middle bedroom window. + Repair                          | 3c |
| <u>Second Floor - Overall</u>   |    |
| 11. 13 Secure the glass by reglazing windows of - kitchen, bathroom living room, dining room. 3 |    |
| 12. 14 " " - left front and right rear bedrooms. 3c   |    |
| 13. 15 " " - sunroom. 3c  |    |

LDN:rl

ADMINISTRATIVE ~~HEARING~~ DECISION

City of Portland

Health Department - Housing Division

Tel. 775-5451 Ext. 448

Date September 8, 1975

Mrs. Helen H. Kragelund  
365 Danforth Street  
Portland, Maine 04102

Re: Premises located at 902 Brighton Avenue, Portland, Maine

Dear Mrs. Kragelund:

You are hereby notified that as a result of a recent reinspection and your request for additional time

on September 5, 1975, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

Expiration time extended to October 8, 1975 - in order to complete the work now in progress to correct the remaining seventeen (17) Housing Code violations as shown on the attached copy of the "Notice of Housing Conditions".

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.

In Attendance:

Mrs. Kragelund

Inspector Gough  
\_\_\_\_\_  
\_\_\_\_\_

Very truly yours,

David C. Bittenbender  
Acting Health Director

By Lyle D. Noyes

Lyle D. Noyes  
Chief of Housing Inspections

Encl.  
/88

idn/72

NOTICE OF HOUSING CONDITIONS

DU - 2

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

Ch.-Bl.-Lot: 260-B-26  
Location: 902 Brighton Avenue  
Project: General  
Issued: June 3, 1975  
Expires: Aug. 4, 1975

Ms. Helen M. Kragelund  
365 Canforth Street  
Portland, Maine

Dear Ms. Kragelund:

An examination was made of the premises at 902 Brighton Avenue, Portland, Maine, by Housing Inspector Gough. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before Aug. 4, 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.

Sincerely yours,

David C. Bittenbender  
Health Director (Acting)

Inspector M. Gough

By [Signature]  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

- 1. ✓ Replace missing downspout on left wall. 3a
  - 2. ✓ ~~Repair loose railing on front porch.~~ 3d
  - 3. Replace missing entrance canopy fascia board on front porch. 3d
  - 4. Replace rotted entrance canopy cornice molding on front porch. 3d
  - 5. ✓ Point up the overall foundation where needed. 3a
  - 6. ✓ Repair or replace the loose, missing shingles where needed on overall exterior wall. 3a
  - 7. ✓ Repair or replace the loose, rotted eve members on rear sunroom roof. 3a
  - 8. ✓ Repair or replace the loose, rotted ~~frame~~ members of rear bulkhead. 3a
  - 9. ~~Determine the reason and remedy the condition causing leaking in the wall of First Floor Front Hall.~~ 3a
  - 10. ~~Clean the rear yard by removing and properly disposing of all rubbish and debris.~~ 4a
- First Floor - Overall
- 11. ✓ Reglaze the bathroom window. 3c
  - 12. ✓ Reglaze the middle bedroom window. 3c
  - 13. ✓ Replace the broken glass in middle bedroom window. 3c
  - 14. ~~Repair the leaking toilet tank in the bathroom.~~ 6c
  - 15. ~~Determine the reason and remedy the condition causing leaking in the rear sunroom ceiling.~~ 3b

CONTINUED.....



902 Brighton Avenue - continued

Second Floor - Overall

- 16. Reglaze the windows of kitchen, bathroom, living room, dining room. 3c
- 17. Reglaze the windows of left front and right rear bedrooms. 3c
- \*18. Determine the reason and remedy the condition causing leaking in the ceiling of living room. 3b
- \*19. Repair the inoperative electric outlet in the wall of living room. 3a
- 20. Reglaze the window of sunroom. 3c

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

LDN:rl

REINSPECTION RECOMMENDATIONS

INSPECTOR Levy

LOCATION \_\_\_\_\_

PROJECT \_\_\_\_\_

OWNER \_\_\_\_\_

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	"POSTAL RELEASE"
		SATISFACTORY Rehabilitation in Progress	
9/15/75	M	Time Extended To 10.5.75	
9/17	MIS	Time Extended To October 17, 1975	
10/2	MIS	Time Extended To Nov 20, 1975	
7/20/75	MIS	UNSATISFACTORY Progress Send "HEARING NOTICE"	"FINAL NOTICE" <u>New Fin?</u>
11/2/75	MIS	"NOTICE TO VACATE" POST Entire _____	
		POST Dwelling Units _____	
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____	
4/2	MIS	INSPECTOR'S REMARKS: <u>...</u>	
7/1	MIS	<u>EN</u>	
7/1	MIS	<u>Nothing recorded, compliance...</u>	
		<u>New final notes sent</u>	
9/17	MIS	<u>10 violations corrected, 12 remaining, 3 additional</u>	
10/25	MIS	<u>5 violations remaining, contacted contractor</u>	
12/1	MIS	<u>All violations corrected</u>	
INSTRUCTIONS TO INSPECTOR: _____			