

85 Cumberland Avenue



SHAW-WALKER

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 3

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 13-~~X~~-27
Location: 85 R. Cumberland Ave.

Mr. David R. Gardner
R.R. Kemp Road Box 183
Gorham, Maine 04038

Project: RCP-EE
Issued: June 17, 1982
Expires: September 17, 1982

Dear Mr. Gardner:

As owner or agent, you are hereby notified that an examination was made of the premises at 85 R. Cumberland Ave., Portland, Me., by Code Enforcement Officer Marland Wing. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Sept. 17, 1982. 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 reinspection 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 all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Wing (1)

Attachments:

SM

HOUSING INSPECTION REPORT

OWNER: Mr. David R. Gardner

CODE ENFORCEMENT OFFICER - Wing (1)

DATED: June 17, 1982

EXPIRES: September 17, 1982

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

	SEC. (S)
1. OVERALL EXTERIOR - roof - missing shingles.	3-a
2. OVERALL EXTERIOR - walls - missing siding.	3-a
3. REAR EXTERIOR - door - missing.	3-c
4. OVERALL EXTERIOR - trim - peeling.	3-a
5. FIRST AND SECOND FLOOR LEFT FRONT HALL - stairs - worn treads.	3-d
6. SECOND FLOOR LEFT FRONT HALL - wall - missing switch cover.	8-e
7. FIRST FLOOR REAR HALL - stairs - broken tread.	3-d
* 8. REAR HALL - ceilings - inoperative light fixtures.	8-e
<u>FIRST FLOOR</u>	
9. BATHROOM/KITCHEN - ceilings - missing plaster.	3-b
10. KITCHEN - ceiling - sagging plaster.	3-b
11. BATHROOM - ceiling - missing panel.	3-b
*12. BATHROOM - ceiling - leaking.	3-c
13. DINING/LIVING ROOM - windows - broken glass.	3-b
14. LIVING ROOM - door - broken panel.	3-c
15. LIVING ROOM - window - missing counterbalance cords.	3-c
16. RIGHT BEDROOM - window - missing counterbalance cords.	3-c
17. RIGHT BEDROOM - window - broken sash.	8-e
*18. LEFT BEDROOM - ceiling - exposed wires.	8-e
19. RIGHT BEDROOM - wall - inoperative receptacle.	8-e
<u>SECOND FLOOR</u>	
20. KITCHEN - sink - leaking pipe.	6-d
21. LIVING ROOM - window - broken glass.	3-c
22. LIVING ROOM - wall - missing plaster.	3-b
23. DINING ROOM - window - missing sash and glass.	3-c
24. RIGHT REAR BEDROOM - ceiling - peeling paint.	3-b
*25. LEFT REAR & RIGHT REAR BEDROOM - ceiling - inoperative light fixture.	8-e
*26. LEFT REAR BEDROOM - ceiling - exposed wires.	8-e
27. LIVING ROOM - door - broken panel.	3-b
<u>THIRD FLOOR</u>	
*28. KITCHEN - sink - leaking drain pipe.	6-d
29. KITCHEN - floor - broken linoleum.	3-b
30. BATHROOM - ceiling - peeling paint.	3-b
31. LIVING ROOM - ceiling - leaking.	3-b
32. LIVING ROOM - door - broken panel.	3-c
33. DINING ROOM - window - missing sash and glass.	3-b
34. DINING ROOM - ceiling - missing plaster.	3-c
35. DINING ROOM - window - rotted sill.	3-c
36. DINING ROOM - window - missing counterbalance cords.	3-c
37. LEFT BEDROOM - window - missing counterbalance cords.	3-b
38. LEFT BEDROOM - ceiling - missing plaster.	8-e
*39. BEDROOM - ceilings - inoperative light fixtures.	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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 3

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 316

Ch.-Slk.-Lot: 13-^I27
Location: 85 ~~R~~ Cumberland Ave.

Mr. David R. Gardner
R.R. Kemp Road Box 183
Gorham, Maine 04038

Project: NCP-EE
Issued: June 17, 1982
Expires: September 17, 1982

Dear Mr. Gardner:

As owner or agent, you are hereby notified that an examination was made of the premises at 85 R. Cumberland Ave., Portland, Me. by Code Enforcement Officer Marland Wing. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Sept. 17, 1982. 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 reinspection 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 all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By Lyle D. Woyes
Lyle D. Woyes,
Inspection Services Division

Code Enforcement Officer - Wing (1)

Attachments:

JRW

HOUSING INSPECTION REPORT

OWNER: Mr. David R. Gardner

CODE ENFORCEMENT OFFICER - Wing (1)

DATED: June 17, 1982

EXPIRES: September 17, 1982

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

	SEC. (S)
1. OVERALL EXTERIOR - roof - missing shingles.	3-a
2. OVERALL EXTERIOR - walls - missing siding.	3-a
3. REAR EXTERIOR - door - missing.	3-c
4. OVERALL EXTERIOR - trim - peeling.	3-a
5. FIRST AND SECOND FLOOR LEFT FRONT HALL - stairs - worn treads.	3-d
6. SECOND FLOOR LEFT FRONT HALL - wall - missing switch cover.	8-e
7. FIRST FLOOR REAR HALL - stairs - broken tread.	3-d
* 8. REAR HALL - ceilings - inoperative light fixtures.	8-e
FIRST FLOOR	
9. BATHROOM/KITCHEN - ceilings - missing plaster.	3-b
10. KITCHEN - ceiling - sagging plaster.	3-b
11. BATHROOM - ceiling - missing panel.	3-b
*12. BATHROOM - ceiling - leaking.	3-c
13. DINING/LIVING ROOM - windows - broken glass.	3-b
14. LIVING ROOM - door - broken panel.	3-c
15. LIVING ROOM - window - missing counterbalance cords.	3-c
16. RIGHT BEDROOM - window - missing counterbalance cords.	3-c
17. RIGHT BEDROOM - window - broken sash.	8-e
*18. LEFT BEDROOM - ceiling - exposed wires.	8-e
19. RIGHT BEDROOM - wall - inoperative receptacle.	6-d
SECOND FLOOR	
20. KITCHEN - sink - leaking pipe.	3-c
21. LIVING ROOM - window - broken glass.	3-b
22. LIVING ROOM - wall - missing plaster.	3-c
23. DINING ROOM - window - missing sash and glass.	3-b
24. RIGHT REAR BEDROOM - ceiling - peeling paint.	8-e
*25. LEFT REAR & RIGHT REAR BEDROOM - ceiling - inoperative light fixture.	8-e
*26. LEFT REAR BEDROOM - ceiling - exposed wires.	3-b
27. LIVING ROOM - door - broken panel.	6-d
THIRD FLOOR	
*28. KITCHEN - sink - leaking drain pipe.	3-b
29. KITCHEN - floor - broken linoleum.	3-b
30. BATHROOM - ceiling - peeling paint.	3-b
31. LIVING ROOM - ceiling - leaking.	3-c
32. LIVING ROOM - door - broken panel.	3-b
33. DINING ROOM - window - missing sash and glass.	3-c
34. DINING ROOM - ceiling - missing plaster.	3-c
35. DINING ROOM - window - rotted sill.	3-c
36. DINING ROOM - window - missing counterbalance cords.	3-b
37. LEFT BEDROOM - window - missing counterbalance cords.	8-e
38. LEFT BEDROOM - ceiling - missing plaster.	
*39. BEDROOM - ceilings - inoperative light fixtures.	

*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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 3

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 316

Ch. - Blk. - Lot: 13-2-27
Location: 85 E, Cumberland Ave.

Mr. David R. Gardner
R.R. Kemp Road Box 183
Gorham, Maine 04038

Project: NCP-EE
Issued: June 17, 1982
Expires: September 17, 1982

Dear Mr. Gardner:

As owner or agent, you are hereby notified that an examination was made of the premises at 85 E. Cumberland Ave., Portland, Me. by Code Enforcement Officer Marland Wing. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Sept. 17, 1982. 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 reinspection 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 all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

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

Code Enforcement Officer - Wing (1)

Attachments:

imr

HOUSING INSPECTION REPORT

OWNER: Mr. David R. Gardner

CODE ENFORCEMENT OFFICER - Wing (1)

DATED: June 17, 1982

EXPIRES: September 17, 1982

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

	<u>SEC. (S)</u>
1. OVERALL EXTERIOR - roof - missing shingles.	3-a
2. OVERALL EXTERIOR - walls - missing siding.	3-a
3. REAR EXTERIOR - door - missing.	3-c
4. OVERALL EXTERIOR - trim - peeling.	3-a
5. FIRST AND SECOND FLOOR LEFT FRONT HALL - stairs - worn treads.	3-d
6. SECOND FLOOR LEFT FRONT HALL - wall - missing switch cover.	8-e
7. FIRST FLOOR REAR HALL - stairs - broken tread.	3-d
* 8. REAR HALL - ceilings - inoperative light fixtures.	8-e
 <u>FIRST FLOOR</u>	
9. BATHROOM/KITCHEN - ceilings - missing plaster.	3-b
10. KITCHEN - ceiling - sagging plaster.	3-b
11. BATHROOM - ceiling - missing panel.	3-b
*12. BATHROOM - ceiling - leaking.	3-b
13. DINING/LIVING ROOM - windows - broken glass.	3-c
14. LIVING ROOM - door - broken panel.	3-b
15. LIVING ROOM - window - missing counterbalance cords.	3-c
16. RIGHT BEDROOM - window - missing counterbalance cords.	3-c
17. RIGHT BEDROOM - window - broken sash.	3-c
*18. LEFT BEDROOM - ceiling - exposed wires.	8-e
19. RIGHT BEDROOM - wall - inoperative receptacle.	8-e
 <u>SECOND FLOOR</u>	
20. KITCHEN - sink - leaking pipe.	6-d
21. LIVING ROOM - window - broken glass.	3-c
22. LIVING ROOM - wall - missing plaster.	3-b
23. DINING ROOM - window - missing sash and glass.	3-c
24. RIGHT REAR BEDROOM - ceiling - peeling paint.	3-b
*25. LEFT REAR & RIGHT REAR BEDROOM - ceiling - inoperative light fixture.	8-e
*26. LEFT REAR BEDROOM - ceiling - exposed wires.	8-e
27. LIVING ROOM - door - broken panel.	3-b
 <u>THIRD FLOOR</u>	
*28. KITCHEN - sink - leaking drain pipe.	6-d
29. KITCHEN - floor - broken linoleum.	3-b
30. BATHROOM - ceiling - peeling paint.	3-b
31. LIVING ROOM - ceiling - leaking.	3-b
32. LIVING ROOM - door - broken panel.	3-b
33. DINING ROOM - window - missing sash and glass.	3-c
34. DINING ROOM - ceiling - missing plaster.	3-b
35. DINING ROOM - window - rotted sill.	3-c
36. DINING ROOM - window - missing counterbalance cords.	3-c
37. LEFT BEDROOM - window - missing counterbalance cords.	3-c
38. LEFT BEDROOM - ceiling - missing plaster.	3-b
*39. BEDROOM - ceilings - inoperative light fixtures.	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: Mr. David R. Gardner

CODE ENFORCEMENT OFFICER - Wing (1)

DATED: June 17, 1982

EXPIRES: September 17, 1982

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

	<u>SEC. (S)</u>
1. OVERALL EXTERIOR - roof - missing shingles.	3-a
2. OVERALL EXTERIOR - walls - missing siding.	3-a
3. REAR EXTERIOR - door - missing.	3-c
4. OVERALL EXTERIOR - trim - peeling.	3-a
5. FIRST AND SECOND FLOOR LEFT FRONT HALL - stairs - worn treads.	3-d
6. SECOND FLOOR LEFT FRONT HALL - wall - missing switch cover.	8-e
7. FIRST FLOOR REAR HALL - stairs - broken tread.	3-d
* 8. REAR HALL - ceilings - inoperative light fixtures.	8-e
 <u>FIRST FLOOR</u>	
9. BATHROOM/KITCHEN - ceilings - missing plaster.	3-b
10. KITCHEN - ceiling - sagging plaster.	3-b
11. BATHROOM - ceiling - missing panel.	3-b
*12. BATHROOM - ceiling - leaking.	3-b
13. DINING/LIVING ROOM - windows - broken glass.	3-c
14. LIVING ROOM - door - broken panel.	3-b
15. LIVING ROOM - window - missing counterbalance cords.	3-c
16. RIGHT BEDROOM - window - missing counterbalance cords.	3-c
17. RIGHT BEDROOM - window - broken sash.	3-e
*18. LEFT BEDROOM - ceiling - exposed wires.	8-e
19. RIGHT BEDROOM - wall - inoperative receptacle.	8-e
 <u>SECOND FLOOR</u>	
20. KITCHEN - sink - leaking pipe.	6-d
21. LIVING ROOM - window - broken glass.	3-c
22. LIVING ROOM - wall - missing plaster.	3-b
23. DINING ROOM - window - missing sash and glass.	3-c
24. RIGHT REAR BEDROOM - ceiling - peeling paint.	3-b
*25. LEFT-REAR & RIGHT REAR BEDROOM - ceiling - inoperative light fixture.	8-e
*26. LEFT REAR BEDROOM - ceiling - exposed wires.	8-e
27. LIVING ROOM - door - broken panel.	3-b
 <u>THIRD FLOOR</u>	
*28. KITCHEN - sink - leaking drain pipe.	6-d
29. KITCHEN - floor - broken linoleum.	3-b
30. BATHROOM - ceiling - peeling paint.	3-b
31. LIVING ROOM - ceiling - leaking.	3-b
32. LIVING ROOM - door - broken panel.	3-b
33. DINING ROOM - window - missing sash and glass.	3-c
34. DINING ROOM - ceiling - missing plaster.	3-b
35. DINING ROOM - window - rotted sill.	3-c
36. DINING ROOM - window - missing counterbalance cords.	3-c
37. LEFT BEDROOM - window - missing counterbalance cords.	3-c
38. LEFT BEDROOM - ceiling - missing plaster.	3-b
*39. BEDROOM - ceilings - inoperative light fixtures.	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.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 3

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 13-^I27
Location: 85 ~~E~~ Cumberland Ave.

Mr. David R. Gardner
R.R. Kemp Road Box 183
Gorham, Maine 04038

Project: NCP-EE
Issued: June 17, 1982
Expires: September 17, 1982

Dear Mr. Gardner:

As owner or agent, you are hereby notified that an examination was made of the premises at 85 R. Cumberland Ave., Portland, Me. by Code Enforcement Officer Marland Wing. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Sept. 17, 1982. 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 reinspection 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 all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

By _____
Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Wing (1)

Attachments:

jar

City of Portland

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP.

3) FORM NO.

6/9/82

1

4) TENANT'S NAME

5) Flr. #

6) Location

7) Rmg. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. Rms.

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Bath

23) Bath

24) Flush

W/1011 1 DU 5 2 7 2

GSH Y Y LG P P

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
9.		MI	Plaster		BA/KI	CL5	2	36	
10.		SA	Plaster		KI	CL	2	36	
11.		MI	Panel Panel		BA	CL	2	36	
X/12.		LE	'		BA	CL	2	36	
13.		BR	Glass		DI/LI	WI'S	2	30	
14.		BR	Panel		LI	DO	2	36	
15.		MI	Counter Balance Cords		LI	WI	2	30	
16.		"	" " "	RI	BE	WI	2	30	
17.		BR	Sasha	"	"	"	"	"	
X/18.		Exp	Wires	LE	BE	CL	2	82	
19.		INOP	Receptacle	RI	BE	WA	2	82	

7 REQUEST FOR SERVICE PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	7-22-82		BY	Linda	DISTRICT	775-0805	
REQUEST BY	NAME	Sheena Randall Wing					
	ADDRESS	Lairach Street					
OWNER	NAME						
	ADDRESS						
CONDITIONS	ADDRESS	Corner of ⁸⁵ Cumberland Ave + Lairach Street - big green building broken windows, apt. house been down.					
COMMENTS	Take a look ORDERS ALREADY OUT						
SPECIAL INSTRUCTIONS	There is an NOHC out on premises (85 Cumberland Ave.) sent out 6-17-82						
DIVISION	<input checked="" type="checkbox"/>	SANITATION			HOUSING		NURSING
	<input checked="" type="checkbox"/>	ROUTINE			SPECIAL		BY
	PRIORITY	<input checked="" type="checkbox"/>	URGENT		REPORT TO		DATE

P35 6028737

RECEIPT FOR CERTIFIED MAIL

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

SENT TO		
Mr. George Lighttiser		
STREET AND NO		
c/o D. Wurfel		
P.O., STATE AND ZIP CODE		
632 Wash. Ave., City		
POSTAGE		\$
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	
	SPECIAL DELIVERY	
	RESTRICTED DELIVERY	
	OPTIONAL SERVICES	
RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	
	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	
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		

PS Form 3800, Apr. 1976

Re: 85 Cumberland Ave. - Wino

PS Form 3811 AUG. 1978

Pa. GE Cumberland Ave. 17403

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. George Lighttiser
 c/o D. Wurfel Portland, Me.
 632 Washington Ave., City 04103

3. ARTICLE DESCRIPTION:
 REGISTERED NO. CERTIFIED NO. INSURED NO.
 6028737

(Always obtain signature of addressee or agent)

I have received the article described above.
 SIGNATURE: Addressee Authorized agent
David A. Lighttiser

DATE OF DELIVERY: *APR 1981*

POSTMARK: *APR 1981*

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

★GPO : 1978-272-932

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	2/27/81	BY	GB	DISTRICT	Marland
REQUEST BY	NAME	Tenant E. Prober 774-8531			
	ADDRESS				
OWNER	NAME	D. WURFUH (Agent)		773-5309	<i>Previous</i>
	ADDRESS	Owner is in Florida			
CONDITIONS	ADDRESS	85 Cumberland Ave - 2nd floor			
<p>Overflow from 3rd floor. Fire department shut off electricity because of water getting into light fixtures. She has not called agent. Tenant will be home this afternoon.</p>					
COMMENTS	Sent LD				
SPECIAL INSTRUCTIONS	2/27/81 <i>MW</i>				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		



CITY OF PORTLAND

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

March 3, 1981

Mr. George Lighttiser
c/o D. Wurfel
632 Washington Avenue
Portland, Maine 04103

Re: 85 Cumberland Ave. 13-J-27 MN

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 85 Cumberland Ave. Portland, Me., you are hereby ordered to correct the following substandard housing conditions:

1. BATHROOM & KITCHEN - sinks - plugged. 6-d
2. MIDDLE BEDROOM - ceiling - peeling paint. 3-b
3. BATHROOM - ceiling - missing and sagging plaster. 3-b

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before March 10, 1981.

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 and Urban Development

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

Marland Wing
Code Enforcement Office Wing (1)

jmr



CITY OF PORTLAND

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

OK
March 3, 1981
Dany Feeney
77 3 DATE 7-81

CL
774 8531
774 8531
Protar
Tenant

Mr. George Lighttiser
c/o D. Wurfel
632 Washington Avenue
Portland, Maine 04103

Re: 85 Cumberland Ave. 13-J-27 MN

Dear Sir:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 85 Cumberland Ave. Portland, Me., you are hereby ordered to correct the following substandard housing conditions:

- ~~5-7-81~~ 1. BATHROOM & KITCHEN - sinks - plugged. 6-d
- ~~3-17-81~~ 2. MIDDLE BEDROOM - ceiling - peeling paint. 3-b
- ~~3-17-81~~ 3. BATHROOM - ceiling - missing and sagging plaster. 3-b

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before March 10, 1981.

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 and Urban Development

By Lyle B. Noyes
Lyle B. Noyes
Inspection Services Division

Marland Wing
Code Enforcement Office Wing (1)

jmr

REINSPECTION RECOMMENDATIONS

LOCATION 85 Cumberland Ave
PROJECT Munday North Rep
OWNER Lighttiser

INSPECTOR M. Wing

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>3/3/81</u>	<u>3/10/81</u>				

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

DATE <u>5-81 MW</u>	ALL VIOLATIONS HAVE BEEN CORRECTED <input checked="" type="checkbox"/> Send "CERTIFICATE OF COMPLIANCE" <input type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/>
<u>3-17-81 MW</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>4-17-81</u> Time Extended To:
	Time Extended To:
	UNSATISFACTORY Progress Send "HEARING NOTICE" <input type="checkbox"/> "FINAL NOTICE" <input type="checkbox"/>
	NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

INSPECTOR'S REMARKS: Wisp on ceiling.
3/11-81 MW Ceiling corrected in bathroom.
3/17/81 MW Tenants claim sinks are slow
draining gave OTC to Sam Feeney to
remedy conditions.
6-81 MW all also corrected

INSTRUCTIONS TO INSPECTOR:

P07 0487311

RECEIPT FOR CERTIFIED MAIL

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

Re: 85 Cumberland Ave. - Carroll
PS Form 3800, Apr. 1976

SENT TO	
Mr. George Lighttiser	
STREET AND NO	
93 India Street	
P.O., STATE AND ZIP CODE	
Portland, Maine 04111	
POSTAGE	
CERTIFIED FEE	\$
SPECIAL DELIVERY	c
RESTRICTED DELIVERY	c
OPTIONAL SERVICES	
CONSULT POSTMASTER FOR FEES	
RETURN RECEIPT SERVICE	
SHOW TO WHOM AND DATE DELIVERED	c
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	c
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	c
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3811 AUG. 1975

● SENDER: Complete return 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. George Lighttiser
 93 India Street
 Portland, Maine 04111

3. ARTICLE DESCRIPTION:
 REGISTERED NO. | CERTIFIED NO. | INSURED NO.
 | | 0487311 |
 (Always obtain signature of addressee or agent)

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

4. DATE OF DELIVERY _____

5. ADDRESS (Complete only if requested) _____

6. UNABLE TO DELIVER BECAUSE: _____

POSTMARK
 NOV 6 1980
 CLERK'S OFFICE

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

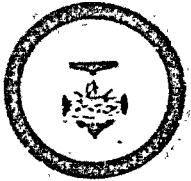
33 Cumberland Ave. - Portland, ME 04101

★GPO: 1978-242-032

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	10-30-80	BY	<i>R</i>	DISTRICT	MIN NO
REQUEST BY	NAME	<i>Betty Lamborn Barbora Stewart</i>			
	ADDRESS	<i>85 Camb Ave</i>			
OWNER	NAME	<i>Mrs. Lightman</i>			
	ADDRESS	<i>93 Cedar St</i>			
CONDITIONS	ADDRESS	<i>3rd fl - 85 Camb Ave</i>			
<p><i>Leaking ceiling - stone doesn't work, lights don't work</i></p>					
COMMENTS	<p><i>CS / SD / VD 11/3/80</i></p>				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF URBAN DEVELOPMENT

November 3, 1980

Mr. George Lighttiser
93 India Street
Portland, Maine 04111

Re: 85 Cumberland Ave. 13-J-27 EE

Dear Mr. Lighttiser:

We recently received a complaint and an inspection was made by Housing Inspector Kevin Carroll of the property owned by you at 85 Cumberland Avenue, Portland, Maine, you are hereby ordered to correct the following substandard housing conditions: 2nd fl.

- ~~1-20-81-1- LIVINGROOM - leaking ceiling. - 3-b-~~
~~1-20-81-2- LIVINGROOM, LEFT FRONT BEDROOM - broken ceiling - plaster - 3-b~~
~~1-20-81-3- KITCHEN, BATHROOM - ceilings - loose and inoperative light fixtures. - 8-c~~
~~1-20-81-4- KITCHEN, BATHROOM - flooring - loose and uneven - 3-b~~
~~1-20-81-5- KITCHEN - inoperative gas stove~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before, November 13, 1980.

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
Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Kevin Carroll

jmr

REINSPECTION RECOMMENDATIONS

LOCATION _____
PROJECT _____
OWNER _____

INSPECTOR M. Wing

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>11-3-80</u>	<u>11-13-80</u>				

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

DATE	ACTION
<u>1-20-81</u>	<u>ALL VIOLATIONS HAVE BEEN CORRECTED</u> Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "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 _____

1/20/81 MW INSPECTOR'S REMARKS: Re/2nd floor all viol. corrected

INSTRUCTIONS TO INSPECTOR: _____

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

October 29, 1980

CITY OF PORTLAND

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

Mr. George Lighttiser
93 India Street
Portland, Maine 04111

Re: Premises located at 85 Cumberland Avenue 13-1-27 MN

Dear Mr. Lighttiser:

A re-inspection of the premises noted above was made on October 26, 1980
by Housing Inspector Kevin Carroll.

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 23, 1976.

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
October 1985.

Sincerely yours,

Joseph E. Gray, Jr., Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Kevin Carroll
Kevin Carroll

jmr

Mr. George Lighttiser
93 India Street
Portland, Maine 04111

Dear Mr. Lighttiser:

Re: 85 Cumberland Avenue, Portland, Maine 13-I-27 MN

June 22, 1977

As owner or agent of the above referred property, you were notified on December 23, 1976, by Certified United States mail receipt # 961626 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 June 21, 1977 by Housing Inspector Stevenson and, as a result, you are hereby ordered to correct the violations listed below on or before July 22, 1977.

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
Neighborhood Conservation

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

Inspector D. Stevenson
D. Stevenson

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

- ~~1. OVERALL WALLS SIDING - repair or replace the broken siding. 3a~~
~~2. OVERALL REAR HALL WALL - replace the missing plaster. 3b~~
~~3. FIRST FLOOR FRONT HALL CEILING - remove the peeling paint. 3b~~

FIRST FLOOR RIGHT

- ~~* 4. DINING ROOM CEILING - determine the reason and remedy the condition causing signs of leakage. 3b~~
~~5. DINING ROOM WINDOW - replace the broken parting bead. 3c~~

continued
vw

TX 5-22-79
TX 3-3-80
TX 6-3-80

OK
BY [Signature]
DATE 10/26/80

TX 5-22-77
3-3-80
6-3-80

June 22, 1977

OK
BY [Signature]
DATE 10/26/80

Mr. George Lighttiser
93 India Street
Portland, Maine 04111

Dear Mr. Lighttiser:

Re: 85 Cumberland Avenue, Portland, Maine 13-I-27 MN

As owner or agent of the above referred property, you were notified on December 23, 1976, by Certified United States mail receipt # 961626 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 June 21, 1977 by Housing Inspector Stevenson and, as a result, you are hereby ordered to correct the violations listed below on or before July 22, 1977.

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
Neighborhood Conservation

By [Signature]
Lyle A. Noyes,
Chief of Housing Inspections

Inspector [Signature]
D. Stevenson

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

- ~~1. OVERALL WALLS SIDING - repair or replace the broken siding. 3a~~
- ~~2. OVERALL REAR HALL WALL - replace the missing plaster. 3b~~
- ~~3. FIRST FLOOR FRONT HALL CEILING - remove the peeling paint. 3b~~
- FIRST FLOOR RIGHT
- ~~* 4. DINING ROOM CEILING - determine the reason and remedy the condition causing signs of leakage. 3b~~
- ~~5. DINING ROOM WINDOW - replace the broken parting bead. 3c~~

continued
vw

continued June 22, 1977

Re: 85 Cumberland Avenue, Portland, Maine 13-1-27 MN (NOHC 12/23/76)

- ~~6. FIRST FLOOR BATH - BATHROOM CEILING - secure loose plaster~~ 3b
- ~~7. FIRST FLOOR KITCHEN, LIVING ROOM & DINING ROOM - WALLS - replace missing plaster.~~ 3b
- ~~8. FIRST FLOOR DINING ROOM WALL - determine the reason and remedy the condition which causes signs of leakage.~~ 3b

SECOND FLOOR OVERALL

- ~~9. LEFT FRONT BEDROOM - WINDOW - replace the broken parting bead.~~ 3c
- ~~10. LEFT REAR BEDROOM - WINDOW - " " " " " "~~ 3c
- ~~11. DINING ROOM WINDOW - " " " " " "~~ 3c
- 2-138 ~~12. DINING ROOM WALL - replace broken outlet cover.~~ 8e

THIRD FLOOR

- *13. KITCHEN WALL - replace broken electrical outlet cover. 8e
- 14. KITCHEN WALL - replace missing plaster. (behind stove) 3b
- *15. KITCHEN/BATHROOM - replace broken flooring. 3b
- 16. KITCHEN SINK - repair leak in faucet. 6d
- *17. LIVING ROOM WALL - replace missing outlet cover. 8e
- *18. REAR HALL WINDOW - secure loose glass by replacing points and/or reglazing window. 3c
- 19. REAR HALL WALL & CEILING - secure loose plaster. 3b

- * ~~X V P J RIF EX CH~~
 - * ~~X RR/RE L/R CURTICE R/R RO~~
 - ~~X RT BR/LI R/R CE SP WA~~
 - * ~~X RR/RE RO SILL R/R CE CE~~
 - ~~X R/RE RO 3RD KEM CE CE (COVERED OVER) 12/79~~
 - ~~X PU L/R BRICKWORK L/R CE EO (PARTIAL) 12/79~~
 - * ~~X RR/RE BR/BU Decking 1ST R/R HA FL~~
 - * ~~X RE WO/BR TRENDS 2ND R/R HA SR3~~
 - ~~BR L/R PAINT 1ST/2ND/3RD R/R HA CLS~~
 - * ~~X RR LO/PE PAINT 1ST L/R HA CL~~
 - ~~BR L/R PLASTER 2ND/3R L/R HA WA~~
 - * ~~X RE BR GLASS 3RD L/R HA WI~~
 - * ~~X RR/RE BR JAMB L/R EX DO~~
- 2-5'19 covered
23 new 18 MAJOR

(see over)

additional Violations 10/12/74

~~RR BA/LO = 1ST RIR HA CE/DO~~
~~RE BA Steam Glass 2ND RIR Be WI~~

REINSPECTION RECOMMENDATIONS

INSPECTOR *Stebbins*
Conwell

LOCATION *85 Cumberland Ave*
PROJECT *M.W.*
OWNER *Ziglus*

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<i>12-23-76</i>	<i>2-23-77</i>				

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

DATE	RECOMMENDATION	STATUS
<i>10-22-79</i>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	<input checked="" type="checkbox"/>
	"POSTING RELEASE"	<input checked="" type="checkbox"/>
	SATISFACTORY Rehabilitation in Progress	
	Time Extended To:	
	Time Extended To:	
	Time Extended To:	
	UNSATISFACTORY Progress Send "HEARING NOTICE"	
	NOTICE TO VACATE POST Entire POST Dwelling Units	
<i>10-19-79</i>	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken	<input checked="" type="checkbox"/>

FINAL NOTICE
10/22/79

*Check file
all of these
be released*

INSPECTOR'S REMARKS:

- 4-22-79 Re/ct/co - very little progress 3 of original violations corrected - 23 additional (new) violations noted - give photocopy of new violations to owner (Ziglus) & Mgr. (K. Kanani) 30 day OTC*
 - 6-12-79 Re/co/ct - finally some progress OTC to 7-12-79*
 - 7-18-79 Re/NA*
 - 10-16-79 Re/NA*
 - 10-19-79 Re/ct - slow progress - slow - 30 day OTC*
 - 11-30-79 Re/ct - some additional progress 30 day OTC*
 - 5-13-80 Re/co/ct - SP - 7/7/80*
- INSTRUCTIONS TO INSPECTOR:
- 6-11-80 Re/co/ct - SP TX to 7-7-80*
 - 7-14-80 Re because of fire on 2nd - Post 1st & 2nd*
 - 10-26-80 Re/co/ct - all violations corrected - min. standards send COA*

3



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF URBAN DEVELOPMENT

October 29, 1980

Mr. George Lighttiser
93 India Street
Portland, Maine 04111

Re: 85 Cumberland Ave. 13-I-27 MN

Dear Mr. Lighttiser:

This is to inform you, as owner or agent of the property located at 85 Cumberland 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 yours,
Joseph E. Gray, Jr., Director
Urban Development

By _____
Lyle D. Noyes,
Housing Code Administrator

Inspector _____
Kevin Carroll

Jmr



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF URBAN DEVELOPMENT

October 29, 1980

Mr. George Lighttiser
93 India Street
Portland, Maine 04111

Re: 85 Cumberland Ave. 13-1-27 MN

Dear Mr. Lighttiser:

This is to inform you, as owner or agent of the property located at 85 Cumberland 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 yours,
Joseph E. Gray, Jr., Director
Urban Development

By Lyle B. Noyes
Lyle B. Noyes,
Housing Code Administrator

Inspector Kevin Carroll

jmr



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF URBAN DEVELOPMENT

October 17, 1980

George Lighttiser
93 India Street
Portland, Maine 04111

Re: 85 Cumberland Avenue NCP-MN
13-I-27 First Floor

Dear Mr. Lighttiser:

This is to inform you, as owner or agent of the property located at 85 Cumberland, Portland, Maine, that we have released the First Floor Apartment.

Therefore, you may rent the apartment to others or occupy ^{it} them yourself.

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

Sincerely yours,
Joseph E. Gray, Jr., Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector Kevin Carroll
jmr



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF URBAN DEVELOPMENT

October 17, 1980

George Lighttiser
93 India Street
Portland, Maine 04111

Re: 85 Cumberland Avenue NCP-MN
13-I-27 First Floor

Dear Mr. Lighttiser:

This is to inform you, as owner or agent of the property located at 85 Cumberland, Portland, Maine, that we have released the First Floor Apartment.

Therefore, you may rent the apartment to others or occupy ~~them~~^{it} yourself.

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

Sincerely yours,
Joseph E. Gray, Jr., Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector Kevin Carroll
jmr



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

February 16, 1984

Mr. David Gardiner
1 Camp Road
Gorham, Maine 04038

cc: Dave Hendry
17 Farewell Ave.
Cumberland Center, Me. 04021

Re: 85 Cumberland Ave. 13-U-27 EE

Re: Smoke Detectors

Dear Mr. Gardiner:

During a recent inspection of the property owned by you at 85 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

FIRST FLOOR
SECOND FLOOR
THIRD FLOOR

25 MSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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 ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland

Arthur Ardato
Arthur Ardato, Code Enforcement
Officer (7)

cc: Lt. James Collins, Fire Prevention Bureau

jm



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

February 16, 1984

Mr. David Gardiner
1 Camp Road
Gorham, Maine 04038

cc: Dave Hendry
17 Farewell Ave.
Cumberland Center, Me. 04021

Re: 85 Cumberland Ave. 13-U-27 EE

Re: Smoke Detectors

Dear Mr. Gardiner:

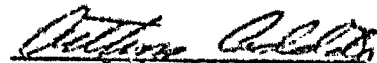
During a recent inspection of the property owned by you at 85 Cumberland Avenue, it was noted that smoke detectors were missing in the following areas:

~~3/12~~ ~~FIRST FLOOR~~
~~3/12~~ ~~SECOND FLOOR~~
~~3/12~~ ~~THIRD FLOOR~~

25 M.R.S.A. §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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 ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Sincerely yours,
Joseph E. McDonough
Chief of the Fire Department
City of Portland


Arthur Adalato Code Enforcement
Officer (7)

cc: Lt. James Collins, Fire Prevention Bureau

jmc

P 398 935 441

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
David Gardiner	
Street and No.	
1 Camp Road	
P.O., State and ZIP Code	
Gorham, Maine 04038	
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	

Re: 85 Lundt. cont. (A. G. 11/27) Home.

PS Form 3800, Feb. 1982



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 16, 1984

Mr. David Gardiner
1 Camp Road
Gorham, Maine 04038

cc: Dave Hendry
17 Farewell Ave.
Cumberland Center, Me. 04021

Re: 85 Cumberland Ave. 13-^I27 EE

Dear Mr. Gardiner:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 85 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. SECOND FLOOR - KITCHEN, PANTRY, LIVING ROOM - ceilings & DINING ROOM, BATHROOM - ceilings and walls - sagging and missing plaster. 108-2
2. RIGHT REAR BEDROOM & BATHROOM - ceilings - damaged light fixtures. 113
3. BATHROOM, KITCHEN CUPBOARD - floors - damaged. 108-2
4. THIRD FLOOR - LIVING ROOM, DINING ROOM, REAR BEDROOM, KITCHEN, BATHROOM, FRONT BEDROOM - ceilings - inoperative light fixtures. 113
5. BATHROOM - floor - damaged. 108-2
6. THIRD FLOOR - FRONT HALL - ceiling - sagging and missing plaster. 108-2

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 Items #2, and #4 - February 19 and Items #1, #2, #3, #5 & #6 - February 27, 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 Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)
jar



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 16, 1984

OK
3/12/84
Addato

Mr. David Gardiner
1 Camp Road
Gorham, Maine 04038

cc: Dave Hendry
17 Farewell Ave.
Cumberland Center, Me. 04021

Re: 85 Cumberland Ave. 13-I-27
13-U-27 EE

Dear Mr. Gardiner:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 85 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- 3/12 1. ~~SECOND FLOOR - KITCHEN, PANTRY, LIVING ROOM - ceilings & DINING ROOM, BATHROOM - ceilings and walls - sagging and missing plaster. 100-2~~
- 3/12 2. ~~RIGHT REAR BEDROOM & BATHROOM - ceilings - damaged light fixtures. 113~~
- 3/12 3. ~~BATHROOM, KITCHEN UPSTAIRS - floors - damaged. 100-2~~
- 3/12 4. ~~THIRD FLOOR - LIVING ROOM, DINING ROOM, REAR BEDROOM, KITCHEN, BATHROOM, FRONT BEDROOM - ceilings - inoperative light fixtures. 113~~
- 3/12 5. ~~BATHROOM - floor - damaged. 100-2~~
- 3/12 6. ~~THIRD FLOOR - FRONT HALL - ceiling - sagging and missing plaster. 100-2~~

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 Items #2, and #4 - February 19 and Items #1, #2, #3, #5 & #6 - February 27, 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 Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)
jat

REINSPECTION RECOMMENDATIONS

INSPECTOR Adelstein

LOCATION 85 Cumberland Ave.
 PROJECT MCP EE
 OWNER Dave Gardner

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2-16-84</u>	<u>2-27-84</u>				

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

DATE	RECOMMENDATION
	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 _____

3-12-84 INSPECTOR'S REMARKS: BE/LD - LDC.

INSTRUCTIONS TO INSPECTOR: _____

37 (Rev. 10-1-60)

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 delivered _____

Show to whom, date, and address of delivery _____

2. RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. ARTICLE ADDRESSED TO:

Mr. David Gardiner
1 Camp Road
Gorham, Maine 04038

4. TYPE OF SERVICE:

REGISTERED INSURED

CERTIFIED COD

EXPRESS MAIL

ARTICLE NUMBER: 935 441

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

David B. [Signature]

5. DATE OF DELIVERY: 2-23-84

6. ADDRESSEE'S ADDRESS (Only if registered)

7. UNABLE TO DELIVER REASON

8. INITIALS

NEW BRUNSWICK, N.J. FEB 24 1984

Pa: 85
Census Bureau
Landing 21177
Hines

CERTIFICATE
OF
COMPLIANCE

DATE: January 16, 1984

DU: 3

CITY OF PORTLAND

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

Mr. David R. Gardner
R. R. Kemp Road Box 183
Gorham, Maine 04038

Re: Premises located at 85 R. Cumberland Ave. 13-J-27 EE

Dear Mr. Gardner:

A re-inspection of the premises noted above was made on January 11, 1984
by Code Enforcement Officer Arthur Addato

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 17, 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 January 1989

Sincerely yours,

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

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

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jar

OK
1-11-84
A. Addato
C 62
BSL

NOTICE OF HOUSING CONDITIONS

OK
BY *Allet*
DATE 1-11-84

CITY OF PORTLAND

DU 3

Department of Urban Development
Housing Inspection Division
775-5451 - Ext. 311 - 318

Ch.-Blk.-Lot: 13-J-27
Location: 85 R. Cumberland Ave.

Mr. David R. Gardner
R.R. Kemp Road Box 183
Gorham, Maine 04038

~~9-27-84~~
623-8411 x 310
Dave Henry Mings

Project: NCP-EE
Issued: June 17, 1982
Expires: September 17, 1982

Dear Mr. Gardner:

As owner or agent, you are hereby notified that an examination was made of the premises at 85 R. Cumberland Ave., Portland, Me., by Code Enforcement Officer Marland Wing. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before Sept. 17, 1982. 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 reinspection 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 all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

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

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

Marland Wing
Code Enforcement Officer Wing (1)

Attachments:

jar

HOUSING INSPECTION REPORT

OWNER: Mr. David R. Gardner

CODE ENFORCEMENT OFFICER - Wing (1)

DATED: June 17, 1982

EXPIRES: September 17, 1982

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

		SEC. (S)
10/14	1. OVERALL EXTERIOR - roof - missing shingles.	3-a
1-10	2. OVERALL EXTERIOR - walls - missing siding.	3-a
10/14	3. REAR EXTERIOR - door - missing.	3-c
1/10	4. OVERALL EXTERIOR - trim - peeling.	3-a
10-14	5. FIRST AND SECOND FLOOR LEFT FRONT HALL - stairs - worn treads.	3-d
10-14	6. SECOND FLOOR LEFT FRONT HALL - wall - missing switch cover.	8-e
10-14	7. FIRST FLOOR REAR HALL - stairs - broken tread.	3-d
10-14	8. REAR HALL - ceilings - inoperative light fixtures.	8-e

CR/COMM

FIRST FLOOR

10/14	9. BATHROOM/KITCHEN - ceilings - missing plaster.	3-b
10/14	10. KITCHEN - ceiling - sagging plaster.	3-b
10/14	11. BATHROOM - ceiling - missing panel.	3-b
10/14	*12. BATHROOM - ceiling - leaking.	3-b
1/10	13. DINING/LIVING ROOM - windows - broken glass.	3-c
10/14	14. LIVING ROOM - door - broken panel.	3-b
1/10	15. LIVING ROOM - window - missing counterbalance cords.	3-c
1/10	16. RIGHT BEDROOM - window - missing counterbalance cords.	3-c
1/10	17. RIGHT BEDROOM - window - broken sash.	3-c
10/14	*18. LEFT BEDROOM - ceiling - exposed wires.	8-e
10/14	19. RIGHT BEDROOM - wall - inoperative receptacle.	8-e

SECOND FLOOR

10/14	20. KITCHEN - sink - leaking pipe.	6-d
1/10	21. LIVING ROOM - window - broken glass.	3-c
10/14	22. LIVING ROOM - wall - missing plaster.	3-b
10/14	23. DINING ROOM - window - missing sash and glass.	3-c
10/14	24. RIGHT REAR BEDROOM - ceiling - peeling paint.	3-b
10/14	*25. LEFT REAR & RIGHT REAR BEDROOM - ceiling - inoperative light fixture.	8-e
10/14	*26. LEFT REAR BEDROOM - ceiling - exposed wires.	8-e
10/14	27. LIVING ROOM - door - broken panel.	3-b

THIRD FLOOR

10-14	*28. KITCHEN - sink - leaking drain pipe.	6-d
10-14	29. KITCHEN - floor - broken linoleum.	3-b
10-14	30. BATHROOM - ceiling - peeling paint.	3-b
10-14	31. LIVING ROOM - ceiling - leaking.	3-b
10-14	32. LIVING ROOM - door - broken panel.	3-b
1/10	33. DINING ROOM - window - missing sash and glass.	3-c
10-14	34. DINING ROOM - ceiling - missing plaster.	3-b
10-14	35. DINING ROOM - window - rotted sill.	3-c
1/10	36. DINING ROOM - window - missing counterbalance cords.	3-c
1/10	37. LEFT BEDROOM - window - missing counterbalance cords.	3-c
10-14	38. LEFT BEDROOM - ceiling - missing plaster.	3-b
10-14	39. BEDROOM - ceilings - inoperative light fixtures.	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.

REINSPECTION RECOMMENDATIONS

LOCATION 85 Cumberland Ave

PROJECT NCP-MV

INSPECTOR M. Wing

OWNER MR. David R. Gardner

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>6-17-82</u>	<u>9-17-82</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" _____
<u>8/15/82 MW</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>x to 10-15-82</u>
<u>12-9-82 MW</u>	Time Extended To: <u>x to 1-9-83</u>
	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:

9/15/82 MW ceiling = rehab spec. 1 x 2 fl. joists
12-9-82 MW Vacant - floor work will be starting
WIP etc. owner still working
on interior wall

INSTRUCTIONS TO INSPECTOR:

INSPECTOR Aldete PROJECT 85 Cumberland
 OWNER Garliner

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
6-17-82	9-17-82				

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"
1-10-84 2a	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	SATISFACTORY Rehabilitation in Progress		
	Time Extended To:		
	Time Extended To:		
	Time Extended To:		
5-9-83 2a	UNSATISFACTORY Progress	JUNE 1 at 9:00	"FINAL NOTICE"
	NOTICE TO VACATE		
	POST Entire		
	POST Dwelling Units		
	UNSATISFACTORY Progress		
	"LEGAL ACTION" To Be Taken		

INSPECTOR'S REMARKS:

1-28-83 2a File - Recd.

2-15-83 2a RE/AB/LAR (NCP)

7-9-83 2a RE/AB/LAR (NCP)

5-9-83 2a Send n

6-1-83 2a Hearing held. Owner will put work in

6-17-83 2a high (LAR) (LAR)

7-15-83 2a RE/AB (LAR)

8-18-83 2a RE/SP (LAR)

9-12-83 2a RE/CT/SP (LAR)

10-14-83 2a RE/AB (LAR)

10-14-83 2a REJECT'S/CM - Met with Max Fucini and

INSTRUCTIONS TO INSPECTOR: Save Henry Mays. to update

inspection. Excellent progress. Window work

completion in progress. Also 3 new wial.

to be corrected. SP/LAR

11-16-83 2a REJECT'S - SP (LAR)

12-13-83 2a REJECT'S - SP (LAR)

1-10-84 2a REJECT'S - all wial. Com. COS

P 398 935 651

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED -
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Date of Mailing	
Date of Delivery	
Postmark	
Post Office	
Post Office Name and ZIP Code	
New Gloucester, ME 04260	
Postage	\$
Certification Fee	
Special Delivery Fee	
Registered Mail Fee	
Registered Mail Insurance	
Postage and Fees (Total)	\$
Postmark or Date	

101 85 LIND. AVE. - N. ASBURY - NEWBURY

PS Form 3826, Rev. 7/82



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 20, 1985

Mr. Dave Gardner
Route #1 - Box 666B
New Gloucester, ME 04260

Re: 85 Cumberland Ave. 13-1-27 MN

Dear Mr. Gardner:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 85 Cumberland Avenue Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

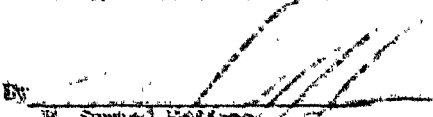
1. KITCHEN, DININGROOM, BATHROOM, MIDDLE BEDROOM - ceiling/wall - cracked, sagging and missing plaster. 103-2
2. BATHROOM - ceiling - faulty light fixture. 111
3. FIRST, SECOND, THIRD FLOOR FRONT & REAR HALL CEILING - lights - inoperative fixtures. 111
4. FIRST, SECOND, THIRD FLOOR FRONT & REAR HALL - ceiling/wall - cracked and sagging, missing plaster. 103-2
5. SECOND FLOOR REAR HALL - stairs - obstructed egress. 116-2
6. FIRST FLOOR REAR HALL - stairs - damaged treads. 103-4
7. OVERALL DWELLING UNITS - infestation of roaches and mice. 109-5


FIRST FLOOR APARTMENT - inoperative smoke detector.

The above mentioned conditions are in violation of Article 7 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before June 30, 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

By: 
P. Samuel Holmes
Chief of Inspection Services


Code Enforcement Officer - Ar Addato (7)

jar

85 Cumberland Avenue

Housing

To Be Typed

PS FORM 3810, ONE SIDE ONLY
RETURN RECEIPT, REGISTERED MAIL, REGISTERED MAIL CERTIFICATE AND CERTIFIED MAIL

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

(CONSULT POSTMASTER FOR FEES)

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

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

TOTAL \$.....

2. ARTICLE ADDRESSED TO:
Dave Gardner
Route #1 - Box 662B
New Gloucester, ME 04260

3. TYPE OF SERVICE: ARTICLE NUMBER

<input type="checkbox"/> Registered	<input type="checkbox"/> Insured	935 651
<input checked="" type="checkbox"/> Registered	<input type="checkbox"/> Insured	
<input type="checkbox"/> Registered	<input type="checkbox"/> Insured	

4. Signature of addressee or agent:
I have received the article described above.
SIGNATURE: Addressee Authorized Agent
D. B. Gardner

5. NAME OF DELIVERY PERSONNEL

6. ADDRESSEE'S SIGNATURE AND ADDRESS

7. NAME TO WHICH RETURN: NO. EMPLOYEE'S OFFICE

931 ME Certified Mail - Restricted Delivery



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 20, 1985

*C. file OK
7-22-85
A.A.*

Mr. Dave Gardner
Route #1 - Box 666B
New Gloucester, ME 04260

Re: 85 Cumberland Ave. 13-1-27 MU

Dear Mr. Gardner:

We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Adlato of the property owned by you at 85 Cumberland Avenue Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- 7-22-85
A.A.*
1. ~~KITCHEN, DINING ROOM, BATHROOM, MIDDLE BEDROOM - ceiling/wall - cracked, sagging and missing plaster. 103-2~~
 2. ~~BATHROOM - ceiling - faulty light fixture. 113~~
 3. ~~FIRST, SECOND, THIRD FLOOR FRONT & REAR HALL - CEILING - lights - inoperative fixtures. 11~~
 4. ~~FIRST, SECOND, THIRD FLOOR FRONT & REAR HALL - ceiling/wall - cracked and sagging, missing plaster. 100-2~~
 5. ~~SECOND FLOOR REAR HALL - stairs - obstructed egress. 116-2~~
 6. ~~FIRST FLOOR REAR HALL - stairs - damaged treads. 116-4~~
 7. ~~ENTIRE CEILING - infestation of roaches and mice. 102-4~~
- ~~FIRST FLOOR ADJACENT - inoperative smoke detector.~~

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 June 30, 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

[Signature]
P. Samuel Holmes
Chief of Inspection Services

[Signature]
Code Enforcement Officer - J. Adlato (7)

Jur

REINSPECTION RECOMMENDATIONS

INSPECTOR Adelstein

LOCATION 85 Cumberland Ave

PROJECT M P E E

OWNER Sam Rabin

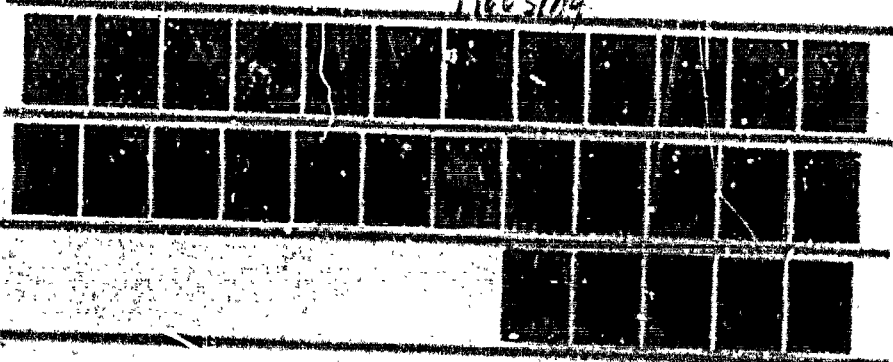
NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>6-20-85</u>	<u>6-30-85</u>				

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

DATE	RECOMMENDATION
	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 _____
<u>7-15-85</u>	INSPECTOR'S REMARKS: <u>BE/RO-CO - work to be complete in week</u>
<u>7-22-85</u>	<u>OR BE/RO-LDC</u>
	INSTRUCTIONS TO INSPECTOR: _____

130 CEMBERLAND AVE.

Housing



FOR YOUR INFORMATION

The following excerpts are from Article V of the City of Portland Housing Code regulating "Minimum Standards for Housing."

SECTION 107 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED

There are hereby established minimum standards for buildings used for dwelling purposes in the City. 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. (Code 1968, §307.1)

SECTION 125 - RESTRICTION ON CONVEYANCE OF PROPERTY; EXCEPTION.

It shall be a violation of this article for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the building authority under the provisions of this article unless he or she shall first furnish to the grantee a true copy of any such order and shall at the same time notify the building authority in writing of the intent to so transfer either by delivering the notice to the building authority and receiving a receipt therefor 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, such person shall be subject to a penalty as provided in section 1-15, in addition to any penalty which may be imposed for failure to comply with any order of the building authority. (Code 1968, §307.19)

SECTION 126 - 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 article shall be effective in relieving any person of responsibility for compliance with the provisions of this article as set forth herein. (Code 1968 §307.20)

SECTION 130 - VIOLATIONS

Any person violating any of the provisions of this article or failing or neglecting or refusing to obey any order or notice of the building authority issued hereunder shall be subject to a penalty as provided in section 1-15. (Code 1968, §307.24; Ord. No. 133-75, 2-19-75) (a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.)

RE: 130 Cumberland Ave. 21-F-11 LE - Mr. Charles Medici, 56 Pearl St., Portland, Me.

AS THE NEW OWNER of the above, we must inform you that SECTION 125 - RESTRICTION ON CONVEY OF PROPERTY, does apply to this property as the Inspection Services Division has an open file in this case.

If you have any question regarding this matter, please call the Inspection Services Division, City Hall, 775-5451, Ext. 311 or 319.

C - 354 BB

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Mr. Charles Medici
66 Pearl Street
Portland, ME 04111

DU 3

CH. 21 BLK. F LOT 11

LOCATION: 130 Cumberland Ave.

PROJECT: NCP-EE
ISSUED: July 10, 1985
EXPIRES: Sept. 10, 1985

Dear Mr. Medici:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 130 Cumberland Avenue by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before Sept. 10, 1985. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

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

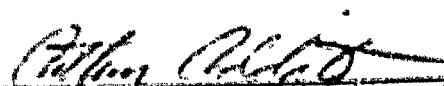
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By: 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

Attachments

jar

HOUSING INSPECTION REPORT

OWNER: Mr. Charles Medici

LOCATION: 130 Cumberland Ave. 21-F-11 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: July 10, 1985

EXPIRES: Sept. 10, 1985

Items listed below are in violation of Article V of the Municipal Codes, "Housing Code", and must be corrected on or before the expiration date.

	SEC. (S)
1. OVERALL EXTERIOR - trim - peeling paint.	108-1
2. OVERALL EXTERIOR - trim - rotted and missing.	108-1
3. OVERALL EXTERIOR - wall - worn and missing siding.	108-2
* 4. FRONT EXTERIOR - porch - rotted and damaged treads, risers and stringers.	108-4
5. OVERALL CELLAR - foundation - missing brick and mortar.	108-2
6. OVERALL EXTERIOR - foundation - missing mortar.	108-2
7. OVERALL - roof - worn shingles.	108-2
8. FRONT EXTERIOR - chimney - missing mortar.	108-5
<u>THIRD FLOOR OVERALL</u>	
* 9. LIVING ROOM - chimney - missing mortar.	108-5

*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.

NOTICE OF HOUSING CONDITIONS

*Trans. to
New owner
A. Addato
7-8-85*

CITY OF PORTLAND, MAINE

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

Mr. Tom Sesto *772-5674*
130 Cumberland Avenue
Portland, Maine 04101

DU 3

CH. 21 BLK. F LOT 11

PROJECT: NCP-EE
ISSUED: July 26, 1984
EXPIRES: Sept. 26, 1984

LOCATION: 130 Cumberland Ave.

Dear Mr. Sesto:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 130 Cumberland Avenue by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before September 26, 1984. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with The Housing Code Standards.

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

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 *[Signature]*
P. Samuel Hoffes
Chief of Inspection Services

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

Attachments:

JW

HOUSING INSPECTION REPORT

OWNER: Mr. Tom Sesto

LOCATION: 130 Cumberland Ave. 21-F-11 EE

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: July 26, 1984

EXPIRES: Sept. 26, 1984

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	SEC. (S)
1. OVERALL EXTERIOR - trim - peeling paint.	3-a 108.2
2. OVERALL EXTERIOR - trim - rotted and missing.	3-a 108.1
3. OVERALL EXTERIOR - wall - worn and missing siding.	3-a 108.2
* 4. FRONT EXTERIOR - porch - rotted and damaged treads, risers and stringers.	3-d 108.4
5. OVERALL CELLAR - foundation - missing brick and mortar.	3-a 108.2
6. OVERALL EXTERIOR - foundation - missing mortar.	3-a 108.2
7. OVERALL - roof - worn shingles.	3-a 108.2
8. FRONT EXTERIOR - chimney - missing mortar.	3-a 108.5
4/29 * 9. OVERALL CELLAR - supports - missing mortar and deteriorated brick.	3-a
4/29 * 10. FRONT CELLAR - furnace - exposed oil line.	9-c
9/17 * 11. OVERALL CELLAR - floor - deteriorated.	4-b
9/17 * 12. FIRST AND SECOND FLOOR REAR HALL - floor - excessive storage.	4-d
5/15 * 13. THIRD FLOOR REAR - hall - no dual egress.	10
<u>FIRST FLOOR OVERALL</u>	
9/17 * 14. BATHROOM - tub - cross connection.	6-d
9/17 * 15. LIVING ROOM - ceiling - damaged light fixtures.	8-e
9/17 * 16. NO SMOKE DETECTOR.	
<u>SECOND FLOOR OVERALL</u>	
9/17 * 17. BATHROOM - tub - cross connection.	6-d
9/17 * 18. NO SMOKE DETECTOR.	
<u>THIRD FLOOR OVERALL</u>	
5/13 * 19. LIVING ROOM - chimney - missing mortar.	3-a 108.5
5/13 * 20. FRONT, MIDDLE AND REAR ATTIC - roof - missing ridgepole.	3-a
4/27 * 21. FRONT HALL - stairs - damaged treads.	3-d
5-13 * 22. REAR DWELLING UNIT - hall - no dual egress.	10

*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.